

AGENDA
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, November 6, 2023
5:00 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
 - a. Approve Minutes
 - Regular Meeting and Work Session held September 18, 2023
 - Executive Session held September 18, 2023
 - Regular Meeting held October 2, 2023
 - Special Called Meeting held October 23, 2023
 - b. Approve Historic Preservation Commission Reappointments
 - c. Approve Planning Commission Reappointment
 - d. Approve Acceptance of AEMC Economic Development Donation
8. Employee Recognition

PUBLIC HEARING

9. Extending a Temporary Moratorium on the Issuance of Development and Building Permits

BUSINESS

10. FY 2022-2023 Audit Presentation and Approval
11. Request for Special Use of City Property
12. ANX-C2100043 and ZA-C2100043: Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville tract 2 with 32.937 acres (amended application) tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential).
13. Ordinance No. 08-2023: An Ordinance To Amend The Infrastructure Dedication Ordinance Of The City Of Dawsonville, Georgia, To Provide For An Effective Date, And For Other Purposes (First Reading: November 6, 2023; Second Reading and Consideration to Adopt: December 4, 2023)
14. Ordinance No. 09-2023: An Ordinance To Amend The Parking Ordinances Of The City Of Dawsonville, Georgia, To Provide For An Effective Date, And For Other Purposes (First Reading: November 6, 2023; Second Reading and Consideration to Adopt: December 4, 2023)
15. Request for Annexation Fee Waiver from Dawson County Board of Education
16. Consideration of an Open Annexation Period
17. Parking on City Streets
18. Sale of Surplus Computer Equipment

STAFF REPORTS

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

EXECUTIVE SESSION, IF NEEDED

RESERVED FOR POTENTIAL ACTION ON EXECUTIVE SESSION ITEMS, IF NEEDED

ADJOURNMENT

The next scheduled City Council meeting is Monday, December 4, 2023

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: 11/06/2023

PURPOSE FOR REQUEST:

CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED SUPPORTING DOCUMENTS

- a. Approve Minutes
 - Regular Meeting and Work Session held September 18, 2023
 - Executive Session held September 18, 2023
 - Regular Meeting held October 2, 2023
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 - c. Approve Planning Commission Reappointment
 - d. Approve Acceptance of AEMC Economic Development Donation
-



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 11/06/2023

BUDGET INFORMATION: GL ACCOUNT # NA

☐ Funds Available from: Annual Budget Capital Budget Other

☐ Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO APPROVE THE MINUTES FROM:

- REGULAR MEETING AND WORK SESSION HELD SEPTEMBER 18, 2023
- EXECUTIVE SESSION HELD SEPTEMBER 18, 2023
- REGULAR MEETING HELD OCTOBER 2, 2023
- SPECIAL CALLED MEETING HELD OCTOBER 23, 2023

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, September 18, 2023
5:00 P.M.

1. **CALL TO ORDER:** Mayor Eason called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember Mark French, Councilmember Caleb Phillips, Councilmember John Walden, Councilmember William Illg, City Attorney Kevin Tallant, City Manager Bob Bolz, Deputy City Clerk Tracy Smith, Public Works Director Trampas Hansard, Utility Director Jacob Barr, Stacy Harris representing Planning & Zoning, Downtown Development Director Amanda Edmondson and Finance Director Robin Gazaway.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember French.
4. **ANNOUNCEMENTS:** Mayor Eason reported that the Farmers Market was only open on Saturdays now through the end of October; the next food truck will be held on October 6, 2023 and will be the last one on Friday; the tree lighting, parade and Jingle Market will be held on November 18, 2023 and there will be food trucks there as well.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. French; second by C. Phillips. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** No participation by the public.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a -g) made by J. Walden; second by W. Illg. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting held August 21, 2023
 - Executive Session held August 21, 2023
 - b. Approve First Amendment to Intergovernmental Agreement for Law Enforcement
 - c. Approve Intergovernmental Agreement with Dawson County School Board for Extension of Disc Golf Course
 - d. Approve Agreement with Dawsonville History Museum for Special Purpose Grant Administration and Project Management
 - e. Approve 2024 Solid Waste Collection Service Agreement with Red Oak Sanitation
 - f. Approve Special Event with Alcohol – Bootleggers Bar and Grill, October 27-29, 2023
 - g. Approve Ratification of Utility Relocation Costs and Agreement on Shoal Creek Road
8. **EMPLOYEE RECOGNITION:** The Mayor and Council recognized Amanda Edmondson as the August Employee of the Month and service awards were presented to Stan Zaverukha and Steven McNeal for five years of service and Jacob Barr for 12 years of service.

BUSINESS

9. **ZSP-C2300063:** Atlanta Motorsports Park, LLC has petitioned to amend the site plan and the current stipulations; located at 20 Duck Thurmond Road (TMP 070 049 001). Public Hearing Dates: Planning Commission on Monday, August 14, 2023, and City Council Monday, August 21, 2023. City Council for a decision on September 18, 2023.

Planning and Zoning representative Stacy Harris presented the request.

Councilmember Illg thanked the community and the Planning Commission, as well as staff and the applicant, for the work and input involved with making this decision. He stated the goal is to find a good compromise resulting in giving and taking from both sides.

Motion made by W. Illg to approve ZSP-C2300063 with stipulations as outlined in the attached Exhibit A; second by C. Phillips. Vote carried three in favor (Illg, Phillips, French) with one abstained (Walden).
10. **ANX-C2100043 and ZA-C2100043:** Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville tract 2 with 32.937 acres (amended application) tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 13,

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2021 and City Council on October 4, 2021. Tabled indefinitely on April 18, 2022; On August 7, 2023 item was removed from table and placed on the August 21, 2023 agenda.

Planning and Zoning Admin Stacy Harris presented the request.

Motion to table ANX-C2100043 and ZA-C2100043 to the October 16, 2023 City Council meeting made by J. Walden; second by M. French. Vote carried unanimously in favor.

- 11. CONTINGENT APPROVAL OF ALCOHOL LICENSE FOR GRANDDADDY MIMM'S DISTILLING CO.:** Motion to approve the alcohol license as presented contingent upon State and Federal approval made by C. Phillips; second by J. Walden. Vote carried unanimously in favor.
- 12. 2023 COMPREHENSIVE PLAN UPDATE:** Motion to sign the letter of submission for the draft of the 2023 Comprehensive Plan to be sent to and reviewed by the Department of Community Affairs made by W. Illg; second M. French. Vote carried unanimously in favor.
- 13. REQUEST BID APPROVAL FOR SKATE PARK RELOCATION AND IMPROVEMENT:** Motion to approve the bid for the new skate park cement pad from PWG Concrete Construction, LLC in the amount of \$24,650.00 and the bid for the relocation of existing equipment and installation of new equipment from American Ramp Company (Sole Source Provider) in the amount of \$84,088.70 both to be paid out of SPLOST VII made by M. French; second by J. Walden. Vote carried three in favor (French, Walden, Illg) with one abstained (Phillips).

WORK SESSION

- 14. DISCUSSION OF PARKING ON CITY STREETS:** Public Works Director Trampas Hansard reported he has been receiving a lot of complaints concerning vehicles in subdivisions that are parked on sidewalks and streets and blocking sidewalks and streets. Attorney Kevin Tallant stated that if the City chooses to enforce these issues, it must be in the form of an ordinance and it must be very specific with the likelihood of turning over the enforcement to a towing and/or booting company. Mayor Eason stated the Council has in previous discussions recommended the HOAs develop laws to enforce parking issues; he asked Director Hansard if any of the HOAs have done so. Councilmember Walden would like Director Hansard to gather information from the HOAs about what they are doing to enforce parking. Councilmember Phillips agreed but would like an ordinance drawn up to prohibit parking on sidewalks. Councilmember French is concerned about public safety vehicles being able to navigate the subdivision roads if vehicles are parked illegally. Discussion occurred about the potential process of warnings and towing vehicles. Director Hansard has also been charged with gathering information from towing companies about pricing and procedures.
- 15. PROPOSED 2024 MEETING CALENDAR:** Mayor Eason presented the proposed calendar; the DDA will be discussing two of their meetings for May and November at their next scheduled meeting. The calendar will be presented at the next meeting for approval.

STAFF REPORTS

- 16. BOB BOLZ, CITY MANAGER:** City Manager Bolz stated that Adam Hazell will be at the October 2, 2023 meeting to present the Impact Fee recommendation. Bolz also reported there was only one leak adjustment in the amount of \$167.00. The year to date total is \$2,264.37 vs. last year's total this time being \$15,436.12.
- 17. ROBIN GAZAWAY, FINANCE DIRECTOR:** Finance Director Gazaway presented the financial reports representing fund balances and activity through August 31, 2023.

EXECUTIVE SESSION

At 5:34 p.m. a motion to close regular session and go into executive session for potential/pending litigation and personnel was made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

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At 6:00 p.m. a motion to close executive session was made by M. French; 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 6:02 p.m. a motion to adjourn the meeting was made by J. Walden; second by C. Phillips. Vote carried unanimously in favor.

Approved this 6th day of November 2023

By: CITY OF DAWSONVILLE

Mike Eason, Mayor

Caleb Phillips, Councilmember Post 1

William Illg, Councilmember Post 2

John Walden, Councilmember Post 3

Mark French, Councilmember Post 4

Attest: _____
Beverly A. Banister, City Clerk

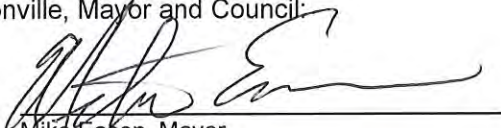
STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL


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

1. The City of Dawsonville Council met in a duly advertised meeting on September 18, 2023.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 534 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 18th day of September 2023; By the City of Dawsonville, Mayor and Council:


Mike Eason, Mayor


Caleb Phillips, Councilmember Post #1


William Illg, Councilmember Post #2


John Walden, Councilmember Post #3


Mark French, Councilmember Post #4

Sworn to and subscribed before me this
18 day of September, 2023.


Signature, Notary Public

My Commission expires: August 22, 2025



ZSP C2300063: APPROVED STIPULATIONS

1. Private driving instruction and exhibition facility shall mean a facility containing a paved roadway two or more miles in length (the “driving course”) the use of which is limited to:
 - a) Providing instruction and training in safe driving skills, adverse weather driving techniques, or high performance/competition driving
 - b) The exhibition, maintenance, and operation of vintage or specialty motor vehicles
 - c) Similar activities which are recreational or educational in nature
 - d) A private driving instruction, racing and exhibition facility
 - e) Accessory clubhouse, rental garages, retail and permitted commercial or industrial uses serving the primary driving course operations
 - f) Garage Condos (Approved September 9, 2019)
 - g) 46 Race Cottages
 - h) Ability to allow up to 25% of owners to rent Airbnb, VRBO, etc. condos and race cottages
2. The Applicant/Owner, their successors and assigns by application for and acceptance of this rezoning shall have conclusively deemed to have agreed to indemnify the City and its agents and representatives from all liability including personal injuries and property damage coming out of the extensive, use, ownership, or operation of the Motorsports Park.
3. When the driving course is not in use, it shall be secured in such a manner to prevent its unauthorized use.
4. Any Public Address (PA) system shall be below 90 DBA at 50 feet from the speaker.
5. The driving course shall be enclosed by a fence of a height and construction sufficient to preclude unauthorized persons from gaining access to the driving course from the main entrance, hot and cold pit areas.
6. When the car/motorcycle driving course is in use at speeds more than 45 mph, the operator shall, at his/her expense, onsite, a fully equipped ambulance with EMT. The EMT's shall be licensed under the laws of the State of Georgia.
7. Rental garages, Club House, rental buildings, and any other permitted commercial/industrial building shall be placed strategically to reduce sound levels. The location of the buildings shall be approved by the City Planning Director.
8. There shall be fifty (50) foot or greater undisturbed buffers along all streams.

9. Where the property runs along Duck Thurmond Road, buildings and existing Acoustiblok or similar quality sound fence shall be placed to reduce the sound levels and keep as much vegetative cover as possible on the approved site plan.
10. There shall be a buffer of between one hundred (100) feet and two hundred (200) feet to reduce sound levels as designed by Owner's sound engineer to meet the requirements of Condition 17. The buffer shall be around the perimeter of the property and shall be undisturbed except to permit an entrance road to the subject property, the construction of sound mitigation measures and/or the installation of any utilities. This buffer shall be planted in any area that is not visually impervious to a level approved by the City Planning Director in order to prevent any soil erosion.
11. Exterior lighting fixtures shall be of the box type and situated so that light only goes downward and shall not be more than twenty-five feet high and shall be designed so to minimize glare and light spillage to not more than one (1) foot candle along the interior buffer line of the subject property. With the exception of the kart lighting outlined in condition 14b.
12. There will be no grandstand(s) constructed on the property.
13. All signs at property lines will meet current regulations. Atlanta Motorsports Park will be allowed two signs on the property. The existing Atlanta Motorsports Park sign is approved and placed at the entrance on Duck Thurmond Road. The second sign will be allowed on highway 53 on the berm of the retention pond. The second sign will be two sided and follow the current sign and size regulations allowed under the CIR designation.
14. Hours of operation are limited to 7:00 a.m. to 6:00 p.m. from November 1 to March 31. From April 1 to October 31, the hours are limited to 7:00 a.m. (or one (1) hour after sunrise, whichever is earlier) to 8:00 p.m. (or one (1) hour after sunset, whichever is earlier). No on track activity before 8 a.m.
 - a) Go-Kart Track extended to 9:00 p.m. Monday through Thursday, 11:00 p.m. Friday and Saturday, and 8:00 p.m. on Sunday.
 - b) The lighting for the go-kart track is LED only, and be a similar system/brand design, light spill, pole height, etc. as the MUSCO Lighting System Kart Spill Lighting Plan Date Oct 7th, 2022, and Kart Lighting Design and Details dated August 16, 2022.
 - c) Military and Law Enforcement training and events are allowed after hours without noise with a 45-day notice to the City Manager.
15. No type of vehicle other than maintenance vehicles, military or law enforcement may run on the track before or after the hours listed above.

16. Facility to be restricted to site plan as submitted as to the use of the property, the type of structures allowed and the general placement of the structure as the same may be revised by the Owner's sound engineer to meet the sound requirements of Condition 17. Any minor adjustments, changes or additions must be approved by the Planning Commission. Any major adjustments must be approved by the City Council. The decision of what is major, or minor is to be made at the discretion of the Planning Director and the City Manager with Mayor and City Council being copied on the correspondence.
17. Sound monitoring meters shall be installed in four locations around the perimeter of the property at the property line on the outside edge of the buffer at locations as shown on the approved site plan. These meters monitor in a unified fashion, if multiple meters read above the sound limits at the same time and same day, it does not result in multiple fines, but one fine per incident. If one meter reads above the sound limit and the others do not, it does result in a fine. In addition, the Owner shall install one sound meter 50 feet from the outside track pavement edge to monitor track sound levels such that they remain below 98 DBA LEQ per vehicle at all times. Only Low Noise Go-Karts may be operated on the track and their noise level may not exceed 92 DBA LEQ. The Owner, its successors and assigns shall operate the sound monitoring meters at all times that the track is operating. As a condition of continued operation pursuant to their business license, sound levels at the four locations outside the existing sound fence as depicted on the approved site plan shall not exceed 63 DBA LEQ (16). Method of measurement: Measurements shall be made with a calibrated sound level meter in good condition, meeting the requirements of a Type 1 or Type 2 meter, as specified in ANSI Standards, section 1.4 – 1971. For the purpose of this section, a sound level, a sound level meter shall contain at least an "A" weighting network, and both fast and slow response capability. Failure to comply with this condition shall result in a citation for watch offense and upon conviction a fine as set by the City Judge of up to \$1,000 per violation. Upon three or more convictions for failure to comply with this condition during any calendar year, the Mayor and Council may revoke the business license and the ability of Owner, and its successors and assigns to operate the facility as a motorsports park complex.
18. All infrastructures shall be designed and installed as required by the Development regulations in force at the time the Owner seeks permits for development.
19. Applicant may apply for a special event permit on a case by case basis which would require City Council approval to conduct racing events with different performance standards.
20. Approval of Master Site Plan page C201 created by Civilogistix dated October 31, 2022, latest revision May 30, 2023.

EXHIBIT "A"

SITE PLANS FOR:

AMP FUTURE IMPROVEMENTS

20 DUCK THURMOND RD
DAWSONVILLE, GA 30534
LAND LOTS 254, 255, 290, 291, 292, & 323 - DISTRICT 4

ENGINEER:
CIVILOGISTIX, LLC
500 SUN VALLEY DR, STE H3
ROSWELL, GA 30076
TELEPHONE: (404) 594-4403
EMAIL: DAVID@CIVILOGISTIX.COM

GSWCC LEVEL II DESIGN
PROF. CERT #000003430
EXPIRATION: 05/02/24

OWNER/DEVELOPER:

ATLANTA MOTORSPORTS PARK

20 DUCK THURMOND RD
DAWSONVILLE, GA 30534

ADDRESSES FOR INDIVIDUAL
STRUCTURES TO BE ASSIGNED BY
DAWSON COUNTY

- 1. AS-BUILT SITE CONDITIONS WILL BE REQUIRED AND RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- 2. ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR-FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

24 HOUR CONTACT
JEREMY PORTER
(404)933-3436
ATLANTA MOTORSPORTS PARK
20 DUCK THURMOND ROAD
DAWSONVILLE, GA 30534

NOTE: CITY OF DAWSONVILLE, GA HAS
BEFORE RECORDED PLANS OF CONSTRUCTION FOR 2023.



VICINITY MAP



FLOOD MAP

- GENERAL NOTES
- 1. LOCAL JURISDICTION: CITY OF DAWSONVILLE
 - 2. PROPERTY AREA: 152.14 ACRES
 - 3. ZONING: CIR
 - 4. PROPOSED USE: RACETRACK
 - 5. FLOOD HAZARD: 13095C0100G
 - 6. THERE ARE STATE WATERS LOCATED ON SITE
 - 7. THERE ARE WETLANDS LOCATED ON SITE
 - 8. AS BUILT SITE CONDITIONS WILL BE REQUIRED AND RECORDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

DATE: OCTOBER 31, 2022
REVISED: FEBRUARY 9, 2023
REVISED: APRIL 27, 2023
REVISED: MAY 30, 2023

CIVIL	COVER SHEET
C001	ZONING CONDITIONS
C002	MASTER SITE PLAN
C201	TRACK EXT
C202.1	TURN 15 MODIFICATION
C202.2	PHASE 4 CONDOS
C202.3	PHASE 5 CONDOS
C202.4	PHASE 6 CONDOS
C202.5	PHASE 7 CONDOS
C202.6	GO-KART GARAGES
C202.7	CAROUSEL BUILDINGS
C202.8	TURN 6 BUILDINGS
C202.9	ELEVATED GO-KART CONDOS
C202.10	ELEVATED PIT LANE CONDOS
C202.11	ELEVATED PIT LANE CONDOS
C202.12	GOLF CART PATH
C203.1	GOLF CART PATH
C203.2	GOLF CART PATH
C203.3	GOLF CART PATH
C203.4	GOLF CART PATH
C203.5	GOLF CART PATH



civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

COVER SHEET
AMP FUTURE IMPROVEMENTS
20 DUCK THURMOND RD
DAWSONVILLE, GA 30534

C001
21320
OCTOBER 31, 2022

REVISIONS



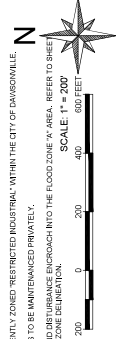
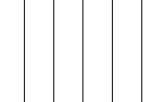
MASTER SITE PLAN

C201

21320

REVISIONS — OCTOBER 31, 2022

REVISIONS —



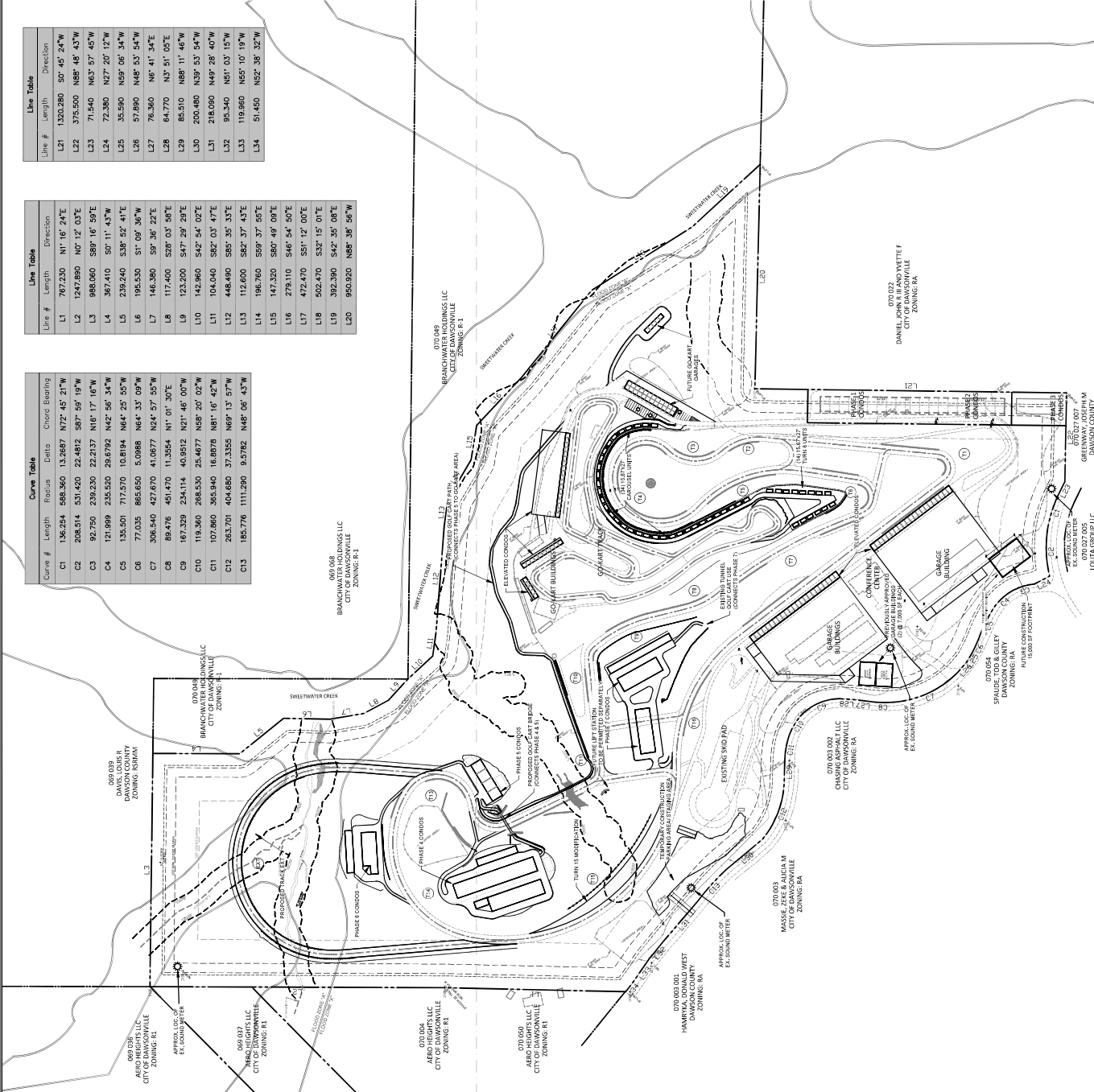
GENERAL NOTES

- [illegible]

Line Table		Direction	
Line #	Length	S	N
L21	1320.280	S07.45° 24" W	
L22	375.500	N88.48° 43" W	
L23	71.540	N62.57° 45" W	
L24	72.380	N27.20° 12" W	
L25	35.590	N59.06° 34" W	
L26	57.890	N48.53° 54" W	
L27	76.360	N41.41° 51" W	
L28	64.770	N31.41° 05" E	
L29	85.510	N88.11° 46" W	
L30	200.480	N39.53° 54" W	
L31	218.080	N49.28° 40" W	
L32	95.340	N51.03° 15" W	
L33	119.860	N65.17° 19" W	
L34	51.450	N55.38° 32" W	

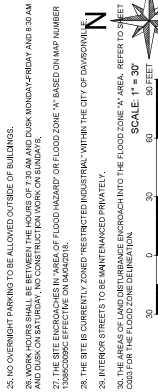
Line #	Length	Direction
L1	767.320	N1°16'24"E
L2	108.000	N0°12'36"E
L3	988.600	S89°16'59"E
L4	267.440	S0°11'43"W
L5	319.240	S34°52'41"E
L6	195.530	S1°09'36"W
L7	116.590	S0°36'22"E
L8	117.400	S28°03'25"E
L9	123.200	S47°24'02"E
L10	142.860	S24°24'24"E
L11	104.040	S82°03'47"E
L12	44.600	S85°35'33"E
L13	112.600	S82°37'43"E
L14	196.760	S59°37'05"E
L15	147.220	S80°49'49"E
L16	279.110	S44°54'50"E
L17	452.470	S51°12'00"E
L18	570.400	S32°15'01"E
L19	392.900	N88°35'56"W
L20	590.520	N68°35'05"W

Curve #	Length	Radius	Delta	Chord Bearing
C1	136.254	686.360	13.587	N72° 45' 21" W
C2	208.514	520.242	22.842	S87° 19' 16" W
C3	92.750	239.230	22.237	S87° 17' 16" W
C4	121.999	245.250	28.679	N42° 56' 34" W
C5	135.501	717.570	10.914	N64° 25' 05" W
C6	71.035	865.650	5.088	N44° 33' 55" W
C7	306.540	427.670	41.877	N24° 57' 30" W
C8	88.476	415.470	13.354	N1° 01' 30" E
C9	167.329	234.114	40.912	N21° 40' 01" E
C10	119.360	368.530	25.677	N58° 20' 02" W
C11	107.360	354.670	16.876	N81° 16' 42" W
C12	263.701	440.660	37.355	N69° 51' 57" W
C13	165.776	380.120	35.782	N48° 13' 53" W



AMP ASPHALT PAVING SYMBOLS LEGEND	
	AMP ASPHALT PAVING
	12\"/>
	18\"/>
	24\"/>
	30\"/>
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1. SITE LIGHTING NOT INCLUDED IN PLAN SET.
2. SITE LIGHTING TO BE DESIGNED BY OTHERS.
3. SITE LIGHTING TO BE PERMITTED THROUGH CITY OF DAWSONMILLE.





AMP FUTURE IMPROVEMENTS
20 DUCK THURMOND RD.
DAWSONVILLE, GA 30534

C202.7

21320

OCTOBER 31, 2022

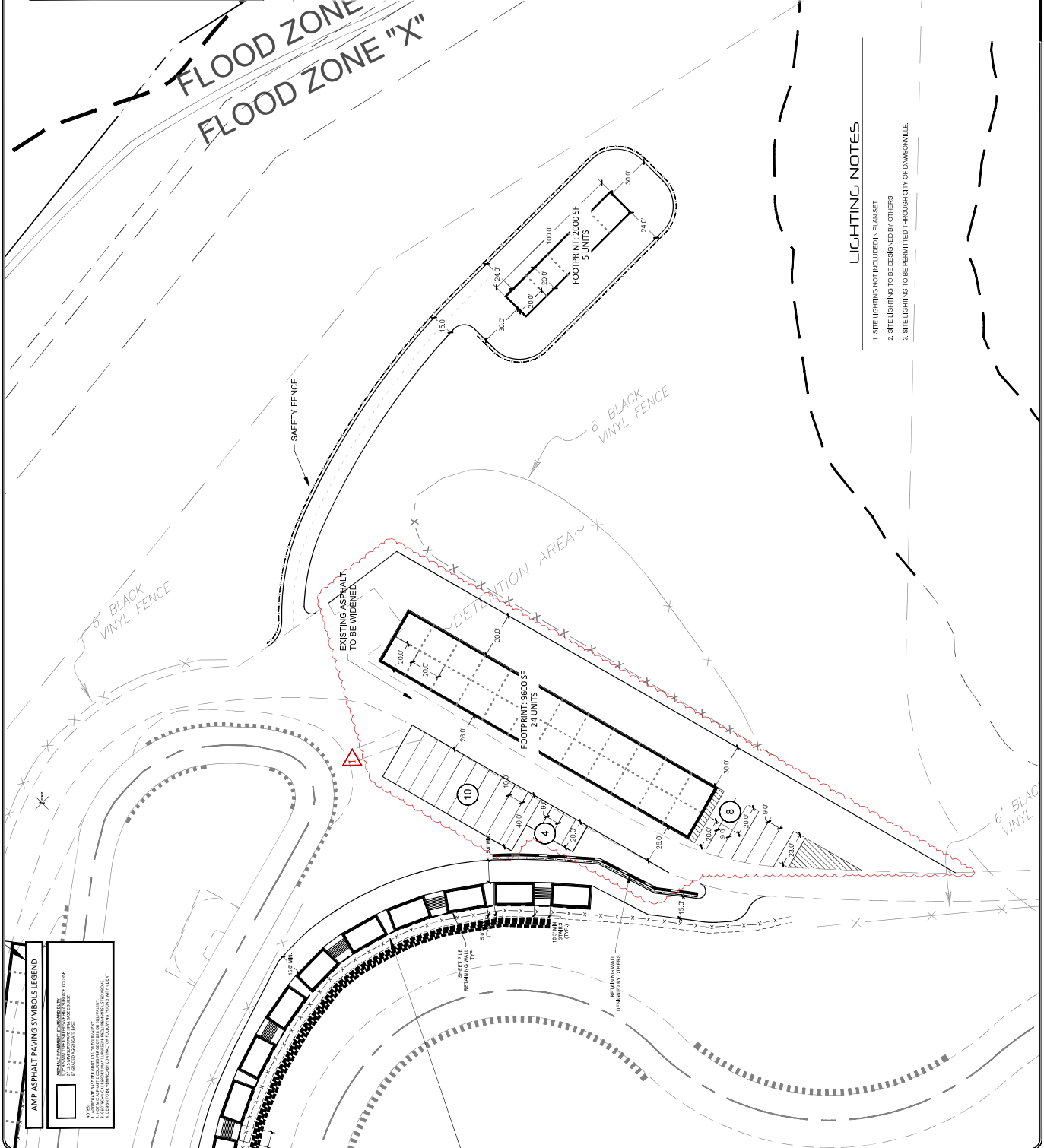


GENERAL NOTES

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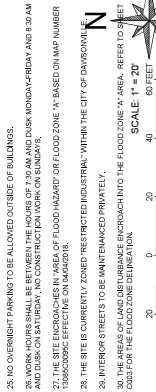
LIGHTING NOTES

1. SITE LIGHTING NOT INCLUDED IN PLAN SET.
2. SITE LIGHTING TO BE DESIGNED BY OTHERS.
3. SITE LIGHTING TO BE PERMITTED THROUGH CITY OF DAWSONVILLE.



AMP ASPHALT PAVING SYMBOLS & LEGEND	
	<p>STANDARD DUTY 1. 100% ASPHALT SURFACE 2. 1.5" MIN. ASPHALT BASE 3. 1.5" MIN. ASPHALT PAV. OVER SUBGRADE 4. 6" GRADED FILL/STABILIZED SAND</p>
	<p>AGGREGATE BASE PER DOT #12 ON SUBGRADE 1. 100% ASPHALT SURFACE 2. 1.5" MIN. ASPHALT BASE 3. 1.5" MIN. ASPHALT PAV. OVER SUBGRADE 4. 250MM TO BE VERIFIED BY CONTRACTOR FOLLOWING FINISHING APPLICATION</p>





<p>AMP ASPHALT PAVING SYMBOLS LEGEND</p> <div style="text-align: center; margin-top: 20px;"> </div>	<p>ASPHALT PAVEMENT BITUMINOUS DUTY U-7 "E" SURF TYPE I SUPERPAVE MIXTURE COURSE U-8 "D" SURF TYPE II SUPERPAVE MIXTURE COURSE E" GRADED AGGREGATE BASE</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. AGGREGATE BASE PER DOT #13 ON CONTRACT. 2. SUBGRADE SHALL BE PREPARED TO MEET MINIMUM STANDARDS. 3. GEOTECHNICAL REPORT AND LUBRICANT REQUIREMENTS LISTED ABOVE. 4. DESIGN TO BE CHECKED BY CONTRACTOR FOLLOWING PHONE MEETING.
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3. SITE LIGHTING TO BE PERMITTED THROUGH CITY OF DANSONVILLE.

FUTURE CONSTRUCTION
RETAIL/BUSINESS USE
15,000 SF

2102 BASF

LENGTH OF RAMP AND LANDING SIZES CAN BE ADJUSTED TO MATCH DESIRED CLEARANCE BELOW DECK

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AMP ASPHALT PAVING SYMBOLS LEGEND	
	RAMP AT 10% SLOPE
	LENGTH OF RAMP AND LANDING DECK CAN BE ADJUSTED TO MATCH DESIRED CLEARANCE BELOW DECK
	6' BLACK VINYL FENCE
	6' BLACK CHAIN LINK FENCE
	6' BLACK ALUMINUM FENCE
	6' BLACK STEEL FENCE
	6' BLACK CONCRETE FENCE
	6' BLACK BRICK FENCE
	6' BLACK STONE FENCE
	6' BLACK WOOD FENCE
	6' BLACK METAL FENCE
	6' BLACK GLASS FENCE
	6' BLACK FABRIC FENCE
	6' BLACK PLASTIC FENCE
	6' BLACK PAPER FENCE
	6' BLACK CLOTH FENCE
	6' BLACK LEATHER FENCE
	6' BLACK RUBBER FENCE
	6' BLACK METAL MESH FENCE
	6' BLACK METAL SCREEN FENCE
	6' BLACK METAL LATTICE FENCE
	6' BLACK METAL GRILLE FENCE
	6' BLACK METAL SLAT FENCE
	6' BLACK METAL ROD FENCE
	6' BLACK METAL TUBE FENCE
	6' BLACK METAL PIPE FENCE
	6' BLACK METAL BAR FENCE
	6' BLACK METAL WIRE FENCE
	6' BLACK METAL CHAIN FENCE
	6' BLACK METAL LINK FENCE
	6' BLACK METAL RING FENCE
	6' BLACK METAL BALL FENCE
	6' BLACK METAL SQUARE FENCE
	6' BLACK METAL CIRCLE FENCE
	6' BLACK METAL TRIANGLE FENCE
	6' BLACK METAL DIAMOND FENCE
	6' BLACK METAL HEXAGON FENCE
	6' BLACK METAL OCTAGON FENCE
	6' BLACK METAL STAR FENCE
	6' BLACK METAL CROSS FENCE
	6' BLACK METAL PLUS FENCE
	6' BLACK METAL X FENCE
	6' BLACK METAL HASH FENCE
	6' BLACK METAL ASTERISK FENCE
	6' BLACK METAL CIRCLE WITH DOT FENCE
	6' BLACK METAL SQUARE WITH DOT FENCE
	6' BLACK METAL CIRCLE WITH X FENCE
	6' BLACK METAL SQUARE WITH X FENCE
	6' BLACK METAL CIRCLE WITH PLUS FENCE
	6' BLACK METAL SQUARE WITH PLUS FENCE
	6' BLACK METAL CIRCLE WITH X AND PLUS FENCE
	6' BLACK METAL SQUARE WITH X AND PLUS FENCE
	6' BLACK METAL CIRCLE WITH X AND PLUS AND DOT FENCE
	6' BLACK METAL SQUARE WITH X AND PLUS AND DOT FENCE

LIGHTING NOTES

1. SITE LIGHTING NOT INCLUDED IN PLAN SET.
2. SITE LIGHTING TO BE DESIGNED BY OTHERS.
3. SITE LIGHTING TO BE PERMITTED THROUGH CITY OF DAWSONVILLE.

2 STORY CONDOS
FOOTPRINT: 14720 SF
32X20' UNITS
TOTAL AREA: 29440 SF

ELEVATED PAVING
135,190 SF

GARAGE
BUILDINGS

CONFERENCE
CENTER



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DAWSONVILLE, STATE OF GA REGULATIONS AND ORDINANCES, AS WELL AS ALL OTHER CITY STANDARDS.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY GRANT SHERBERG & ASSOCIATES, ADDRESS 752 LONGLEAF BLVD, SUITE A, LAWRENCEVILLE, GA 30046, DATED 09-28-16, REVISED 03-24-17, 01-26-17.
3. ACCORDING TO INITIAL DEVELOPMENT SURVEY PREPARED BY GRANT SHERBERG & ASSOCIATES, THERE ARE NO KNOWN UTILITIES OR STRUCTURES WITHIN THE PROJECT AREA. HOWEVER, THE CITY OF DAWSONVILLE HAS BEEN FOUND TO RESIDE IN "ZONE A", WHICH INSIDE THE LIMITS OF THE 100 YEAR FLOOD ZONE."
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC CURB & GUTTER ARE TO DIMENSIONS OF CURB.
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDING. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED. REMOVAL OF EXISTING STRUCTURES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
6. CONTRACTOR IS TO NOTIFY CITY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS. (INCLUDING GA DOT UTILITY ENCROACHMENT PERMIT).
8. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF DAWSONVILLE ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
9. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE CITY OF DAWSONVILLE PLANNING AND ZONING DEPARTMENT.
10. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY AND SHALL BE REMOVED FROM THE SITE PRIOR TO THE START OF CONSTRUCTION. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT RIGHT-OF-WAY.
11. THE EXACT LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVES.
12. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 2% AND MAX CROSS SLOPE OF 2%.
13. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DEVIATE FROM THE SURVEY.
14. CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS FROM THE SURVEY.
15. PROJECT LOCATION: 20 DUCK TURN ROAD CORNER OF HWY 52 AND DUCK TURN ROAD IN THE CITY OF DAWSONVILLE, DAWSON COUNTY, STATE OF GEORGIA.
16. OWNER'S INFORMATION: JEREMY PORTER, 20 DUCK TURN ROAD, DAWSONVILLE, GA 30034, PHONE (604) 833-3438, CONTACT: JEREMY PORTER, 18. ENGINEER: CIVILCOISTIX, LLC, 500 SUN VALLEY DRIVE, ROSWELL, GA 30076, PHONE (404) 994-4463, CONTACT: DAVID WHITE, CIVILCOISTIX.COM.
19. BUILDING LOCATED TO THE OUTSIDE FACE OF BLUCH. CONTRACTOR TO COORDINATE AND VERIFY EXISTING BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
20. IRRIGATION SYSTEM SHALL BE INSTALLED AND MAINTAINED AS PER CITY RIGHT-OF-WAY AND RIGHT-OF-WAY ENCROACHMENTS.
21. NO STRUCTURES, FENCES, OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE WATER, SEWER OR ACCESS BASEMENT WITHOUT PRIOR APPROVAL BY THE CITY OF DAWSONVILLE.
22. CITY OF DAWSONVILLE INSPECTOR 24 HOURS BEFORE BEGINNING PHASE OF CONSTRUCTION.
23. ALL DRAINAGE SYSTEMS SHALL BE IDENTIFIED WITH ORANGE, FOUR-FOOT TIE-SAME FENCING PRIOR TO ANY LAND DEVELOPMENT.
24. RETAINING WALL DESIGN MUST BE SUBMITTED TO THE CITY OF DAWSONVILLE FOR APPROVAL PRIOR TO CONSTRUCTION PLAN APPROVAL. WALL DESIGN MUST INCLUDE DETAIL AND BE REVIEWED BY A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA. ALL WALLS GREATER THAN THIRTY (30) INCHES IN HEIGHT SHALL INCLUDE A FENCE OR RAILING.
25. NO OVERNIGHT PARKING TO BE ALLOWED OUTSIDE OF BUILDING.
26. WORK HOURS SHALL BE BETWEEN THE HOURS OF 7:30 AM AND FOUR MONDAY-FRIDAY AND 8:30 AM AND FOUR SATURDAY.
27. THE SITE IS LOCATED IN AREA OF FLOOD HAZARD OF FLOOD ZONE "A" BASED ON MAP NUMBER 15052C000C EFFECTIVE ON AUGUST 2016.
28. THE SITE IS CURRENTLY ZONED "RESTRICTED INDUSTRIAL" WITHIN THE CITY OF DAWSONVILLE.
29. INTERIOR STREETS TO BE MAINTAINED PRIVATELY.
30. THE AREAS OF LAND AND ADJACENT ENCROACHMENT INTO THE FLOOD ZONE "A" AREA, REFER TO STREET CORP FOR THE FLOOD ZONE DELINEATION.



SCALE: 1" = 30'

50 FEET

C202.12

21320

OCTOBER 31, 2022

REVISIONS

02-09-23

DATE

REVISIONS

DATE

SITE PLAN: ELEVATED PT LANE CONDOS - NORTH
AMP FUTURE IMPROVEMENTS
DAWSONVILLE, GA 30034
20 DUCK TURN ROAD
CIVILCOISTIX

CIVILCOISTIX
500 SUN VALLEY DRIVE, SUITE H3, ROSWELL, GA 30076
(404) 594-4403 - CIVILCOISTIX.COM





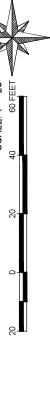
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AMP ASPHALT PAVING SYMBOLS LEGEND	
	11' WIDE SINGLE LANE ASPHALT PAVING
	11' WIDE DOUBLE LANE ASPHALT PAVING
	11' WIDE TRIPLE LANE ASPHALT PAVING
	11' WIDE QUADRUPLE LANE ASPHALT PAVING
	11' WIDE QUINTUPLE LANE ASPHALT PAVING
	11' WIDE HEXUPLE LANE ASPHALT PAVING
	11' WIDE SEPTUPLE LANE ASPHALT PAVING
	11' WIDE OCTUPLE LANE ASPHALT PAVING
	11' WIDE NONUPLE LANE ASPHALT PAVING
	11' WIDE DECUPLE LANE ASPHALT PAVING



GENERAL NOTES

1. ALL WORK AND MATERIAL SHALL COMPLY WITH THE CITY OF DAWSONVILLE, STATE OF GA REGULATIONS AND ORDINANCES, AS WELL AS ALL OTHER CITY STANDARDS.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY GRANT SHEPHERD & ASSOCIATES, ADDRESS 732 LONGLEAF BLVD, SUITE A, LAWRENCEVILLE, GA 30046, DATED 09-28-10, REVISED 03-24-15, 01-26-17.
3. ACCORDING TO INITIAL DEVELOPMENT SURVEY PREPARED BY GRANT SHEPHERD & ASSOCIATES, THERE IS A 50' UNDISTURBED STATE BUFFER TO THE WEST OF THE PROJECT AREA. THIS BUFFER HAS BEEN FOUND TO RESIDE IN "ZONE A", WHICH IS INSIDE THE LIMITS OF THE 100-YEAR FLOOD ZONE."
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC CURB & GUTTER ARE TO UNDISTURBED CURB.
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDING.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATION.
7. CONTRACTOR IS TO NOTIFY CITY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS, INCLUDING GA DOT UTILITY ENCROACHMENT PERMIT.
9. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF DAWSONVILLE ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
10. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE CITY OF DAWSONVILLE PLANNING AND ZONING DEPARTMENT.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE PARKED WITHIN THE 50' UNDISTURBED STATE BUFFER. EQUIPMENT SHALL NOT BE PARKED IN AREAS WITH RESTRICTED RIGHT-OF-WAY.
12. THE EXACT LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVES.
13. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 3% AND MAX CROSS SLOPE OF 2%.
14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTICED THAT DEVIATE FROM THE SURVEY.
15. CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
16. PROJECT LOCATION: 20 DUCK TURN ROAD, CORNER OF HWY 52 AND DUCK TURN ROAD IN THE CITY OF DAWSONVILLE, DAWSON COUNTY, STATE OF GEORGIA.
17. OWNER'S INFORMATION: JEREMY PORTER, 20 DUCK TURN ROAD, DAWSONVILLE, GA 30034, PHONE (604) 933-3438, CONTACT: JEREMY PORTER.
18. ENGINEER: CIVIL081STX, LLC, 500 SUN VALLEY DRIVE, ROSWELL, GA 30076, PHONE (404) 594-4460, CONTACT: DAVID WHITE, CIVIL081STX.COM.
19. BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
20. IRRIGATION SYSTEMS ARE PROHIBITED ON ALL LOTS AND ARE PROHIBITED CITY RIGHT-OF-WAY AND RIGHT-OF-WAY ENCROACHMENTS.
21. NO STRUCTURES, FENCES, OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE WATER, SEWER OR ACCESS BASIN WITHOUT PRIOR APPROVAL BY THE CITY OF DAWSONVILLE.
22. NOTIFY CITY OF DAWSONVILLE INSPECTOR 24 HOURS BEFORE BEGINNING PHASE OF CONSTRUCTION.
23. ALL ZONING VIOLATIONS SHALL BE IDENTIFIED WITH ORANGE, FOUR-FOOT TREELANE FENCING PRIOR TO ANY LAND DISTURBANCE.
24. RETAINING WALL DESIGN MUST BE SUBMITTED TO THE CITY OF DAWSONVILLE FOR APPROVAL PRIOR TO CONSTRUCTION. WALL DESIGN MUST INCLUDE DETAIL AND EROSION CONTROL MEASURES. A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, ALL WALLS GREATER THAN THIRTY (30) INCHES IN HEIGHT SHALL INCLUDE A FENCE OR RAILROAD.
25. NO OVERNIGHT PARKING TO BE ALLOWED OUTSIDE OF BUILDING.
26. WORK HOURS SHALL BE BETWEEN THE HOURS OF 7:30 AM AND FOUR MONDAY-FRIDAY AND 8:30 AM AND FOUR SATURDAY.
27. THE SITE IS LOCATED IN AREAS OF FLOOD HAZARD OF FLOOD ZONE "A" BASED ON MAP NUMBER 15052C000C, EFFECTIVE ON JANUARY 1, 2015.
28. THE SITE IS CURRENTLY ZONED "RESTRICTED INDUSTRIAL" WITHIN THE CITY OF DAWSONVILLE.
29. INTERIOR STREETS TO BE MAINTAINED PRIVATELY.
30. THE AREAS OF LAND AND DISTURBANCE APPROACHING TO THE FLOOD ZONE "A" AREA, REFER TO SHEET C002 FOR THE FLOOD ZONE DELINEATION.



C203.3
21320
OCTOBER 31, 2022
 REVISIONS:

SITE PLAN: GOLF CART PATH
AMP FUTURE IMPROVEMENTS
 20 DUCK TURN ROAD
 DAWSONVILLE, GA 30034

CIVIL081STX
 500 SUN VALLEY DRIVE, SUITE H3, ROSWELL, GA 30076
 (404) 594-4403 - CIVIL081STX.COM



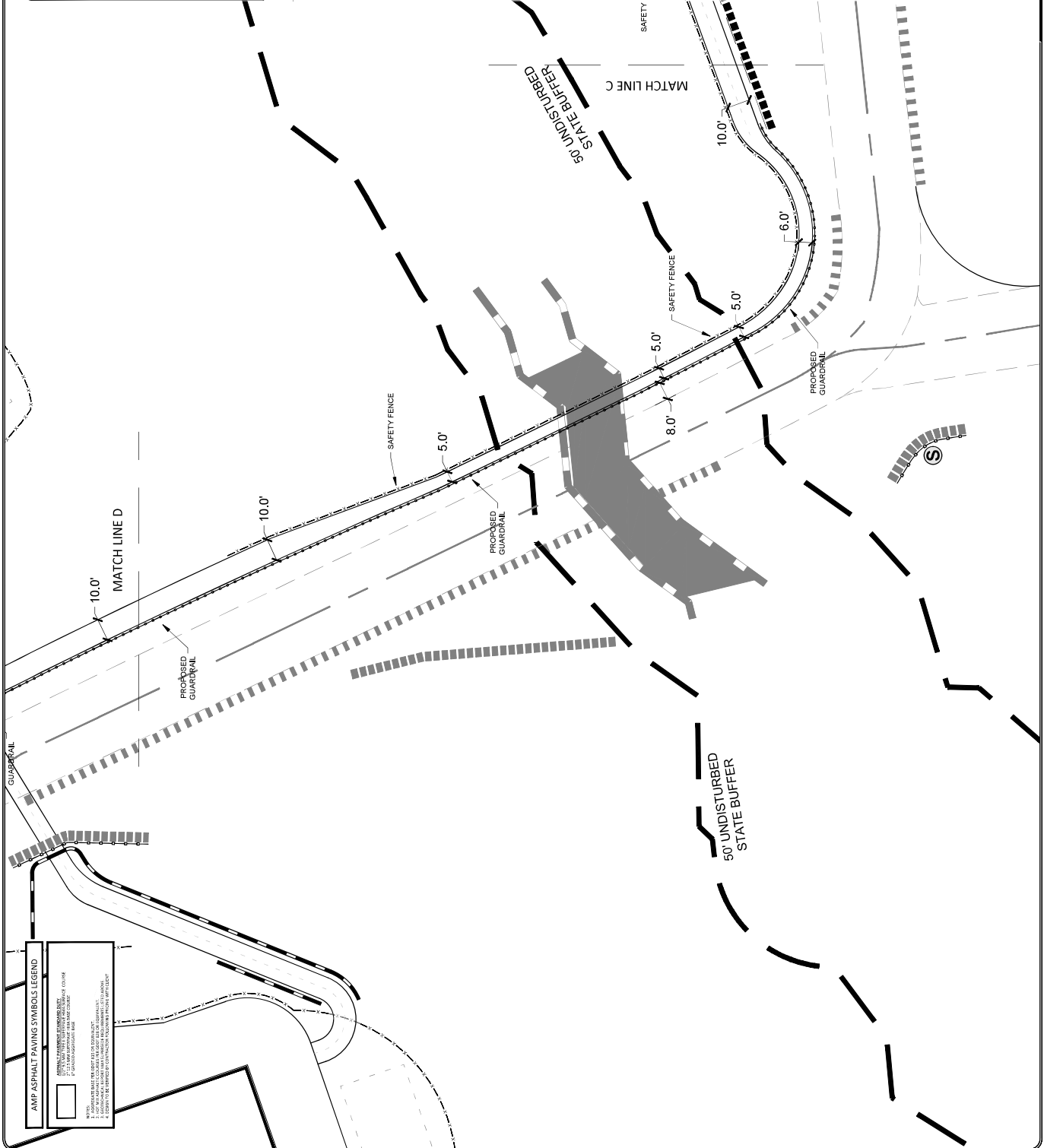


REVISIONS



GENERAL NOTES

1. ALL WORK AND MATERIAL SHALL COMPLY WITH THE CITY OF DANSONVILLE, STATE OF GA REGULATIONS AND ORDINANCES, AS WELL AS ALL OTHER CITY STANDARDS.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY GRANT SHEPHERD & ASSOCIATES, ADDRESS 732 LONGLEAF BLVD, SUITE A, LAWRENCEVILLE, GA 30046, DATED 03-28-18, REVISED 03-24-19, 01-26-21.
3. ACCORDING TO INITIAL DEVELOPMENT SURVEY PREPARED BY GRANT SHEPHERD & ASSOCIATES, THERE IS A 100 YEAR FLOOD ZONE (FLOOD ZONE 'A') WHICH HAS BEEN FOUND TO RESIDE IN ZONE 'A', WHICH IS INSIDE THE LIMITS OF THE 100 YEAR FLOOD ZONE.
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC CURB & GUTTER ARE TO UNDISTURBED CURB.
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDING, EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
6. CONTRACTOR SHALL NOTIFY CITY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS, INCLUDING GA DOT UTILITY ENCROACHMENT PERMIT.
8. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF DANSONVILLE ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
9. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE CITY OF DANSONVILLE PLANNING AND ZONING DEPARTMENT.
10. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY AND SHALL BE KEPT OUT OF THE RIGHT-OF-WAY AT ALL TIMES. EQUIPMENT SHALL NOT BE PARKED IN AREAS WITH RESTRICTED RIGHT-OF-WAY.
11. THE EXACT LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVES.
12. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 2% AND MAX CROSS SLOPE OF 2%.
13. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DEVIATE FROM THE SURVEY.
14. CONTRACTOR SHALL TURN IN "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
15. PROJECT LOCATION: 20 DUCK THURMOND RD, CORNER OF HWY 52 AND DUCK THURMOND RD IN THE CITY OF DANSONVILLE, DANSON COUNTY, STATE OF GEORGIA.
16. OWNER'S INFORMATION: JEREMY PORTER, 20 DUCK THURMOND RD, DANSONVILLE, GA 30534, PHONE (604) 933-3438, CONTACT: JEREMY PORTER, 18. ENGINEER: CIVIL LOGISTICS, LLC, 500 SUN VALLEY DRIVE, ROSWELL, GA 30076, PHONE (404) 594-4403, CONTACT: DAVID WHITE, CIVIL@LOGISTICS.COM.
19. BUILDING LOCATION TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXISTING BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
20. IRRIGATION SYSTEM SHALL BE INSTALLED ON ALL PLANTING AND PROVIDED CITY RIGHT-OF-WAY AND RIGHT-OF-WAY ENCROACHMENTS.
21. NO STRUCTURES, FENCES, OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE WATER, SEWER OR ACCESS BASIN WITHOUT PRIOR APPROVAL BY THE CITY OF DANSONVILLE.
22. NOTIFY CITY OF DANSONVILLE INSPECTOR 24 HOURS BEFORE BEGINNING PHASE OF CONSTRUCTION.
23. ALL LOADING UNITS SHALL BE ENCLOSED WITH ORANGE, FOUR-FOOT TRESAQUE FENCING PRIOR TO ANY LAND DISTURBANCE.
24. RETAINING WALL DESIGN MUST BE SUBMITTED TO THE CITY OF DANSONVILLE FOR APPROVAL PRIOR TO CONSTRUCTION. PLAN APPROVAL, WALL DESIGN MUST INCLUDE DETAIL AND BE REVIEWED BY A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA. ALL WALLS GREATER THAN THIRTY (30) INCHES IN HEIGHT SHALL INCLUDE A FENCE OR HANDRAIL.
25. NO OVERNIGHT PARKING TO BE ALLOWED OUTSIDE OF BUILDING.
26. WORK HOURS SHALL BE BETWEEN THE HOURS OF 7:30 AM AND FOUR MONDAY-FRIDAY AND 8:30 AM AND 4:30 PM SATURDAY.
27. THE SITE IS DESIGNATED IN AREA OF FLOOD HAZARD OF FLOOD ZONE 'A' BASED ON MAP NUMBER 15052C000C EFFECTIVE ON AUGUST 2018.
28. THE SITE IS CURRENTLY ZONED "RESTRICTED INDUSTRIAL" WITHIN THE CITY OF DANSONVILLE.
29. INTERIOR STREETS TO BE MAINTAINED PRIVATELY.
30. THE AREAS OF LAND DISTURBANCE ENCROACHING INTO THE FLOOD ZONE 'A' AREA, REFER TO SHEET C003 FOR THE FLOOD ZONE DELINEATION.



AMP ASPHALT PAVING SYMBOLS LEGEND

	AMP ASPHALT PAVING
	AMP ASPHALT PAVING (DIFFERENT PATTERN)

SHRINK-TENSION FIBER REINFORCED CONCRETE

	SHRINK-TENSION FIBER REINFORCED CONCRETE
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NOTES:

1. REFER TO SHEET C003 FOR DETAIL.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DANSONVILLE, STATE OF GEORGIA, ORDINANCES AND STANDARDS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DANSONVILLE, STATE OF GEORGIA, ORDINANCES AND STANDARDS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DANSONVILLE, STATE OF GEORGIA, ORDINANCES AND STANDARDS.

AMP ASPHALT PAVING SYMBOLS LEGEND

AMP ASPHALT PAVING SYMBOLS LEGEND

AMP ASPHALT PAVING SYMBOLS LEGEND

FEMA MAP# 13085C0100B

FEMA MAP# 13085C0095B

PROPOSED GUARDRAIL

10.0'

10.0'

PROPOSED GUARDRAIL

10.0'

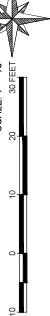
MATCH LINE D

PROPOSED GUARDRAIL



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF DAWSONVILLE, STATE OF GEORGIA REGULATIONS AND ORDINANCES, AS WELL AS ALL OTHER APPLICABLE STANDARDS.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY GRANT SHERPARD & ASSOCIATES, ADDRESS 732 LONGLEAF BLVD., SUITE A, LAWRENCEVILLE, GA 30046, DATED 03-28-10, REVISED 03-28-15, 01-28-17.
3. ACCORDING TO INITIAL DEVELOPMENT SURVEY PREPARED BY GRANT SHERPARD & ASSOCIATES, ADDRESS 732 LONGLEAF BLVD., SUITE A, LAWRENCEVILLE, GA 30046, DATED 03-28-10, REVISED 03-28-15, 01-28-17, THE PROJECT AREA HAS BEEN FOUND TO RESIDE IN "ZONE A", WHICH IS INSIDE THE LIMITS OF THE 100-YEAR FLOOD ZONE.
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURBS & GUTTER ARE TO THE OUTSIDE OF CURBS.
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDING.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
7. CONTRACTOR IS TO NOTIFY CITY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS, INCLUDING GA DOT UTILITY ENCROACHMENT PERMIT.
9. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF DAWSONVILLE ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
10. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE CITY OF DAWSONVILLE PLANNING AND ZONING DEPARTMENT.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND SHALL BE LIMITED TO THE INTERSECTIONS OF THE PROJECT AREA WITH EXISTING ROADS AND AREAS WITH RESTRICTED RIGHT-OF-WAY.
12. THE EXACT LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVES.
13. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 2% AND MAX CROSS SLOPE OF 2%.
14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.
15. CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
16. PROJECT LOCATION: 20 DUCK TURN ROAD, CORNER OF HWY 52 AND DUCK TURN ROAD IN THE CITY OF DAWSONVILLE, DAWSON COUNTY, STATE OF GEORGIA.
17. OWNER'S INFORMATION: JEREMY PORTER, 20 DUCK TURN ROAD, DAWSONVILLE, GA 30034, PHONE (601) 833-3408, CONTACT: JEREMY PORTER, 30034, PHONE (601) 833-3408, CONTACT: DAVID WHITE, CIVIL0081STX.COM.
18. ENGINEER: CIVIL0081STX, LLC, 500 SUN VALLEY DRIVE, ROSWELL, GA 30076, PHONE (404) 594-4460, CONTACT: DAVID WHITE, CIVIL0081STX.COM.
19. BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
20. IRRIGATION SYSTEMS ARE PROHIBITED ON ALL LOTS AND PARCELS WITHIN CITY RIGHT-OF-WAY AND RIGHT-OF-WAY ENCROACHMENTS.
21. NO STRUCTURES, FENCES, OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE WATER SEWER OR ACCESS BASIN WITHOUT PRIOR APPROVAL BY THE CITY OF DAWSONVILLE.
22. NOTIFY CITY OF DAWSONVILLE INSPECTOR 24 HOURS BEFORE BEGINNING PHASE OF CONSTRUCTION.
23. ALL ZONING VIOLATIONS SHALL BE IDENTIFIED WITH ORANGE, FOUR-FOOT TREESAME FENCING PRIOR TO ANY LAND DISTURBANCE.
24. RETAINING WALL DESIGN MUST BE SUBMITTED TO THE CITY OF DAWSONVILLE FOR APPROVAL PRIOR TO CONSTRUCTION. WALL DESIGN MUST INCLUDE DETAIL AND BE REVIEWED AND APPROVED BY A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA. ALL WALLS GREATER THAN THIRTY (30) INCHES IN HEIGHT SHALL INCLUDE A FENCE OR RAILING.
25. NO OVERNIGHT PARKING TO BE ALLOWED OUTSIDE OF BUILDINGS.
26. WORK HOURS SHALL BE BETWEEN THE HOURS OF 7:30 AM AND FOUR MONDAY-FRIDAY AND 8:30 AM AND FOUR SATURDAY.
27. THE SITE IS LOCATED IN AN AREA OF FLOOD HAZARD OF FLOOD ZONE "A" BASED ON MAP NUMBER 13085C0095B, EFFECTIVE ON 06/01/2018.
28. THE SITE IS CURRENTLY ZONED "RESTRICTED INDUSTRIAL" WITHIN THE CITY OF DAWSONVILLE.
29. INTERIOR STREETS TO BE MAINTAINED PRIVATELY.
30. THE AREAS OF LAND AND ORANGE ENCROACHMENT INTO THE FLOOD ZONE "A" AREA, REFER TO SHEET C003 FOR THE FLOOD ZONE DELINEATION.



CIVIL0081STX

500 SUN VALLEY DRIVE, SUITE H3, ROSWELL, GA 30076
(404) 594-4460 - CIVIL0081STX.COM

SITE PLAN: GOLF CART PATH

AMP FUTURE IMPROVEMENTS

20 DUCK TURN ROAD, DAWSONVILLE, GA 30034

C203.5

21320

OCTOBER 31, 2022

REVISIONS:

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 2, 2023
5:00 P.M.

1. **CALL TO ORDER:** Mayor Eason called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember Mark French, Councilmember Caleb Phillips, Councilmember John Walden, Councilmember William Illg, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utility Director Jacob Barr, Planning Director Jameson Kinley, Finance Director Robin Gazaway and Downtown Director Amanda Edmondson.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Phillips.
4. **ANNOUNCEMENTS:** Mayor Eason announced the Farmers Market last day will be Saturday, October 21, 2023 from 8:00 am to 1:00 pm and the last Food Truck Friday is this Friday, October 6, 2023 starting at 5:00 pm. City Manager Bolz announced the Dawson County High School and the Georgia Racing Hall of Fame are working together to hold a Haunted House this Friday and Saturday, October 6th and 7th.
5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda by adding item #13 Modify Granddaddy Mimms Lease Agreement made by W. Illg; second by M. French. Vote carried unanimously in favor.

Motion to approve the agenda as amended made by J. Walden; second by C. Phillips. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** No participation by the public.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a,b) made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve FY 2023 Budget Amendments – Exhibit “A”
 - b. Approve 2024 Meeting Calendar – Exhibit “B”
8. **PROCLAMATION: CUSTOMER SERVICE WEEK, OCTOBER 2 – OCTOBER 6, 2023:** The Mayor read the proclamation and thanked the staff for the excellent customer service they provide.

BUSINESS

9. **DISCUSS SEPTEMBER 18, 2023 REGULAR MEETING AND WORK SESSION MINUTES:** Attorney Tallant explained clarification was needed regarding the approved stipulations of ZSP-C230063. Council acknowledged their approval was to include stipulation #17 as approved by the Planning Commission with the expressed intent of no sound increase. Council further acknowledged stipulation #19 was to include no allowance for unlimited weekends, however, the applicant could apply for a special event permit requiring City Council approval to conduct a racing event with different performance standards on a case by case basis.
10. **REQUEST BY DAWSONVILLE HISTORY MUSEUM TO IMPROVE THE MUSEUM SPACE:** Motion to approve the artwork to be painted on the City Hall Complex building across the entire back wall of the leased museum space made by M. French; second by C. Phillips. Councilmember Illg stated he understood the cost of the artwork would be borne by the museum; Mayor Eason confirmed that it would. Vote carried unanimously in favor.
11. **CONSIDERATION OF SCHEDULING A SPECIAL CALLED JOINT MEETING WITH DAWSON COUNTY BOARD OF COMMISSIONERS CONCERNING TSPLOST:** Motion to schedule a Joint Meeting with the Dawson County Board of Commissioners concerning a special district transportation sales tax on December 8, 2023 at 10:00 am at the Dawson County Government Center made by J. Walden; second by W. Illg. Vote carried unanimously in favor.
12. **IMPACT FEE PRESENTATION BY ADAM HAZELL:** Adam Hazell from the Georgia Mountain Regional Commission presented the assessment from the impact fee study done for the City. Attorney Tallant stated the moratorium on development permits is due to expire the beginning of November and suggests the Council determine at the next meeting how they'd like to proceed. He can have an ordinance prepared in a reasonable amount of time should they decide to implement impact fees.

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 2, 2023
5:00 P.M.

- 13. MODIFY GRANDDADDY MIMMS LEASE AGREEMENT:** Motion to amend the lease agreement with Granddaddy Mimms to not start the collection of rent until thirty (30) days after the approval of the plans by the Fire Marshal made by J. Walden; second by C. Phillips. Vote carried unanimously in favor.

ADJOURNMENT:

At 5:17 p.m. a motion to adjourn the meeting was made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

Approved this 6th day of November 2023

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

BUDGET FY 2022-23		
REVENUE	GENERAL FUND - 100	
Account #	Account Description	2022-23 Recmnd
100-0000-311100	ELECTRIC FRANCHISE FEES	165,000.00
100-0000-311315	MOTOR VEHICLE TITLE AD VALOREM TAX	66,000.00
100-0000-311730	GAS FRANCHISE FEES	13,000.00
100-0000-311750	TV CABLE FRANCHISE FEES	10,000.00
100-0000-311760	TELEPHONE FRANCHISE FEES	20,000.00
100-0000-311790	GARBAGE FRANCHISE FEES	7,500.00
100-0000-311795	BROADBAND FRANCHISE FEE	775.00
100-0000-313100	LOCAL OPTION SALES TAX	1,670,000.00
100-0000-314200	ALCOHOL EXCISE TAX	115,000.00
100-0000-314500	EXCISE TAX ON ENERGY	50.00
100-0000-316100	OCCUPATION TAX	34,000.00
100-0000-316200	INSURANCE PREMIUM TAX	223,000.00
100-0000-316300	FINANCIAL INSTITUTION TAX	0.00
100-0000-321100	ALCOHOL LICENSE	28,000.00
100-0000-321150	CATERING EVENT PERMIT	0.00
100-0000-322210	ZONING & LAND USE FEES	15,000.00
100-0000-322215	ANNEXATION FEE	500.00
100-0000-322230	SIGN PERMIT	1,300.00
100-0000-322240	VARIANCE APPLICATION FEE	2,000.00
100-0000-322250	DEMOLITION PERMIT	300.00
100-0000-322990	PARADE/PUBLIC ASSEMBLY FEE	300.00
100-0000-322995	PARADE/PUBLIC ASSEMBLY CLEANUP	0.00
100-0000-323100	BUILDING PERMIT	60,000.00
100-0000-323111	CERTIFICATE OF OCCUPANCY FEE	4,200.00
100-0000-323130	PLUMBING PERMIT FEES	0.00
100-0000-323140	ELECTRIC PERMIT FEES	0.00
100-0000-323160	HVAC PERMIT FEES	0.00
100-0000-323900	OTHER - GRADING FEES	3,000.00
100-0000-323901	OTHER - PLAN REVIEW FEES	18,000.00
100-0000-334150	SAFETY GRANT	6,000.00
100-0000-334200	HEALTH GRANT	0.00
100-0000-334250	CARES ACT GRANT	0.00
100-0000-334310	STATE GRANT CAPITAL-LMIG DIRECT	0.00
100-0000-341400	MISC REVENUE	3,000.00
100-0000-341450	ROOM RENTAL REVENUE	5,000.00
100-0000-343001	ENGINEERING FEE	0.00
100-0000-346100	ANIMAL CONTROL AND SHELTER FEES	0.00
100-0000-349300	BAD CHECK FEE	0.00
		0.00
100-0000-351170	MUNICIPAL COURT FEES	3,000.00
100-0000-361000	INTEREST INCOME	1,300.00
100-0000-381000	RENTAL INCOME - DMC	60,000.00
100-1400-341910	ELECTION QUALIFYING FEE	0.00
100-1500-311340	INTANGIBLES TAX	40,000.00
100-1500-311601	REAL ESTATE TRANSFER TAX	15,000.00
100-0000-740000	TRANSFER IN FROM RESERVES	-17,374.00
GENERAL FUND Revenue Totals:		2,572,851.00

Adjustments

25,000.00	190,000.00
38,000.00	104,000.00
	13,000.00
	10,000.00
8,000.00	28,000.00
	7,500.00
	775.00
173,000.00	1,843,000.00
	115,000.00
	50.00
	34,000.00
133,000.00	356,000.00
	0.00
	28,000.00
	0.00
	15,000.00
	500.00
	1,300.00
	2,000.00
	300.00
	300.00
	0.00
12,000.00	72,000.00
	4,200.00
37,000.00	37,000.00
	0.00
	0.00
	3,000.00
8,700.00	26,700.00
	6,000.00
	0.00
	0.00
30,000.00	30,000.00
10,000.00	13,000.00
	5,000.00
	0.00
	0.00
	0.00
	0.00
	3,000.00
100,000.00	101,300.00
5,800.00	65,800.00
	0.00
	40,000.00
	15,000.00
	-17,374.00
580,500.00	3,153,351.00

EXPENDITURES	GENERAL FUND - 100	
Account #	Account Description	2022-23 Recmnd
	DEPARTMENT: COUNCIL	
100-1100-511000	COUNCIL: SALARIES	35,000.00
100-1100-512100	COUNCIL: GROUP INSURANCE	56,600.00
100-1100-512200	COUNCIL: TAXES: SUTA, FICA, FUTA	3,000.00
100-1100-523200	COUNCIL: COMMUNICATIONS - CELL PHONE	2,900.00
100-1100-523500	COUNCIL: TRAVEL	1,000.00
100-1100-523700	COUNCIL: EDUCATION & TRAINING	3,000.00
100-1100-531100	COUNCIL: SUPPLIES	500.00
	DEPARTMENT: MAYOR	
100-1300-511000	MAYOR: SALARIES	17,000.00
100-1300-512100	MAYOR: GROUP INSURANCE	60.00
100-1300-512200	MAYOR: TAXES: SUTA, FICA, FUTA	1,400.00
100-1300-523200	MAYOR: COMMUNICATIONS - CELL PHONE	1,000.00
100-1300-523500	MAYOR: TRAVEL	1,200.00
100-1300-523700	MAYOR: EDUCATION & TRAINING	2,000.00
100-1300-531100	MAYOR: SUPPLIES	200.00
	DEPARTMENT: ELECTIONS	
100-1400-521203	ELECTIONS: PROFESSIONAL OTHER	15,000.00
100-1400-523300	ELECTIONS: ADVERTISING	0.00
100-1400-523400	ELECTIONS: PRINTING AND BINDING	0.00

4,883.00	35,000.00
	61,483.00
	3,000.00
	2,900.00
	1,000.00
	3,000.00
	500.00
	17,000.00
	60.00
	1,400.00
	1,000.00
	1,200.00
	2,000.00
	200.00
	15,000.00
	0.00
	0.00

100-1400-531100	ELECTIONS: SUPPLIES	0.00		0.00
	DEPARTMENT: ADMINISTRATION			
100-1500-511000	ADMINISTRATION: SALARIES	383,016.00		383,016.00
100-1500-512100	ADMINISTRATION: GROUP INSURANCE	154,000.00		154,000.00
100-1500-512200	ADMINISTRATION: TAXES: SUTA, FICA, FUTA	32,000.00		32,000.00
100-1500-512400	RETIREMENT CONTRIBUTIONS	25,000.00		25,000.00
100-1500-512700	WORKERS COMP	4,300.00		4,300.00
100-1500-521200	PROFESSIONAL LEGAL	70,000.00		70,000.00
100-1500-521201	PROFESSIONAL ACCOUNTING	19,000.00		19,000.00
100-1500-521203	PROFESSIONAL OTHER	57,000.00		57,000.00
100-1500-521300	TECHNICAL SERVICES (IT)	19,245.00		19,245.00
100-1500-521315	TECHNICAL SERVICES-PAYROLL ACH	3,600.00		3,600.00
100-1500-522200	REPAIRS & MAINTENANCE	4,078.00		4,078.00
100-1500-522320	RENTAL EQUIPMENT	3,010.00		3,010.00
100-1500-523000	OTHER PURCHASED SERVICES	32,000.00		32,000.00
100-1500-523100	INSURANCE OTHER THAN EMPL	15,000.00		15,000.00
100-1500-523200	COMMUNICATIONS	13,000.00		13,000.00
100-1500-523300	ADVERTISING	2,500.00		2,500.00
100-1500-523400	PRINTING AND BINDING	1,116.00		1,116.00
100-1500-523500	TRAVEL	4,000.00		4,000.00
100-1500-523600	DUES & FEES	12,112.00		12,112.00
100-1500-523700	EDUCATION & TRAINING	4,435.00		4,435.00
100-1500-523910	UNIFORMS	1,400.00		1,400.00
100-1500-531100	SUPPLIES	45,000.00		45,000.00
100-1500-531270	ENERGY GASOLINE/DIESEL	1,550.00		1,550.00
100-1500-531300	FOOD	2,500.00		2,500.00
100-1500-531600	SMALL EQUIPMENT	5,000.00	338,000.00	343,000.00
100-1500-541000	CAPITAL OUTLAY	35,000.00	115,000.00	150,000.00
100-1500-581000	CONTINGENCY	0.00		0.00
100-1500-999999	PMTS TO OTHER - DAWSON	150,000.00		150,000.00
	DEPARTMENT: CITY HALL BLDG			
100-1565-521300	TECHNICAL SERVICES	5,387.00		5,387.00
100-1565-522200	REPAIRS & MAINTENANCE	43,000.00		43,000.00
100-1565-522201	R & M - GRHOF	5,000.00		5,000.00
100-1565-522202	R & M - DISTILLERY	5,000.00		5,000.00
100-1565-531100	SUPPLIES	25,000.00		25,000.00
100-1565-531220	ENERGY NATURAL GAS	9,000.00		9,000.00
100-1565-531230	ENERGY ELECTRICITY	51,307.00		51,307.00
100-1565-540000	CAPITAL OUTLAY	20,000.00		20,000.00
	DEPARTMENT: ANIMAL CONTROL			
100-3900-523600	DUES & FEES	500.00	(400.00)	100.00
100-3900-531100	SUPPLIES	1,036.00	(1,036.00)	0.00
	DEPARTMENT: ROADS			
100-4200-511000	SALARIES	259,177.00	47,000.00	306,177.00
100-4200-512100	GROUP INSURANCE	75,000.00	34,500.00	109,500.00
100-4200-512200	TAXES: SUTA, FICA, FUTA	21,000.00		21,000.00
100-4200-512400	RETIREMENT CONTRIBUTIONS	5,000.00	13,000.00	18,000.00
100-4200-512700	WORKERS COMP	27,000.00		27,000.00
100-4200-521200	PROFESSIONAL LEGAL	6,000.00		6,000.00
100-4200-521202	PROFESSIONAL ENGINEERING	4,500.00		4,500.00
100-4200-521300	TECHNICAL SERVICES	7,000.00	1,200.00	8,200.00
100-4200-522110	GARBAGE SERVICES	2,000.00		2,000.00
100-4200-522140	STREET SWEEPING/GROUNDSUP	14,300.00		14,300.00
100-4200-522200	REPAIRS & MAINTENANCE	50,000.00		50,000.00
100-4200-523200	COMMUNICATIONS	5,240.00		5,240.00
100-4200-523400	PRINTING AND BINDING	100.00		100.00
100-4200-523500	TRAVEL	2,000.00		2,000.00
100-4200-523600	DUES & FEES	1,513.00		1,513.00
100-4200-523700	EDUCATION & TRAINING	1,500.00		1,500.00
100-4200-523910	UNIFORM SERVICE	3,000.00		3,000.00
100-4200-531100	SUPPLIES	22,000.00		22,000.00
100-4200-531230	ENERGY ELECTRICITY	47,033.00		47,033.00
100-4200-531240	ENERGY BOTTLED GAS	1,000.00		1,000.00
100-4200-531270	ENERGY GASOLINE/DIESEL	10,000.00		10,000.00
100-4200-531300	FOOD	0.00		0.00
100-4200-541400	INFRASTRUCTURE-GDOT LMIG	1,000.00		1,000.00
	DEPARTMENT: PARKS			
100-6200-522200	REPAIRS & MAINTENANCE	20,000.00	66,290.00	86,290.00
100-6200-531100	SUPPLIES	25,000.00	20,600.00	45,600.00
100-6200-531230	ENERGY ELECTRICITY	20,528.00	2,363.00	22,891.00
100-6200-542100	CAPITAL OUTLAY - PARKS	0.00	13,000.00	13,000.00
	DEPARTMENT: PLANNING & ZONING			
100-7400-511000	SALARIES	211,300.00	6,800.00	218,100.00
100-7400-512100	GROUP INSURANCE	60,000.00	16,000.00	76,000.00
100-7400-512200	TAXES: SUTA, FICA, FUTA	16,700.00		16,700.00

100-7400-512400	RETIREMENT CONTRIBUTIONS	7,508.00	8,300.00	15,808.00
100-7400-512700	WORKERS COMP	800.00		800.00
100-7400-521200	PROFESSIONAL LEGAL	43,000.00		43,000.00
100-7400-521202	PROFESSIONAL ENGINEERING	11,000.00		11,000.00
100-7400-521203	PROFESSIONAL OTHER	18,000.00		18,000.00
100-7400-521300	TECHNICAL SERVICES	11,000.00		11,000.00
100-7400-522200	REPAIRS & MAINTENANCE	2,000.00		2,000.00
100-7400-522320	RENTAL EQUIPMENT	4,400.00		4,400.00
100-7400-523200	COMMUNICATIONS	5,000.00		5,000.00
100-7400-523300	ADVERTISING	1,400.00		1,400.00
100-7400-523400	PRINTING AND BINDING	500.00		500.00
100-7400-523500	TRAVEL	4,000.00		4,000.00
100-7400-523600	DUES & FEES	2,500.00		2,500.00
100-7400-523700	EDUCATION & TRAINING	4,000.00		4,000.00
100-7400-523800	LICENSES	400.00		400.00
100-7400-523910	UNIFORMS	1,000.00		1,000.00
100-7400-531100	SUPPLIES	13,500.00		13,500.00
100-7400-321270	ENERGY-GASOLINE / DIESEL	3,000.00		3,000.00
100-7400-541400	CAPITAL - PROPERTY (VEHICLE)	0.00		0.00
	DEPARTMENT: ECONOMIC DEVELOPMENT			
100-7540-572000	PMTS TO OTHER AGENCY (Chamber of Commerce)	12,000.00		12000
100-7550-531000	PMTS TO OTHER AGENCY (DDA)	105,000.00	(105,000.00)	0
	GENERAL FUND Expenditure Totals:	2,572,851.00		
			580,500.00	

GENERAL FUND Revenue Totals:	2,572,851.00
GENERAL FUND Expenditure Totals:	2,572,851.00

REVENUE	ARPA -230		
Account #	Account Description	2022-23 Recmnd	
230-0000-332100	AMERICAN RESCUE PLAN	3,700,000.00	(2,799,000.00)
230-0000-361000	INTEREST	400.00	
	ARPA FUND 230 Revenue Totals	3,700,400.00	

EXPENDITURES	ARPA - 230		
Account #	Account Description	2022-23 Recmnd	
230-4200-541000	PUBLIC WORKS/UTILITIES	3,700,400.00	(2,799,000.00)
	ARPA FUND 230 Expenditure Totals	3,700,400.00	

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	
275-0000-314100	HOTEL/MOTEL TAX	6,000.00	1,325.00
	HOTEL/MOTEL FUND 275 Revenue Totals	6,000.00	

EXPENDITURES	HOTEL/MOTEL FUND - 275		
Account #	Account Description	2022-23 Recmnd	
275-7540-572000	PMTS TO OTHER AGENCY (Chamber of Commerce)	6,000.00	1,325.00
	HOTEL/MOTEL FUND 275 Expenditure Totals	6,000.00	

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
285-7550-000000	DOWNTOWN DEVELOPMENT AUTHORITY (DDA)	4,400.00
285-7500-740000	TRANSFER IN FROM RESERVES	25,000.00
	DDA FUND 285 Revenue Totals	29,400.00

2,551.00 6,951.00
25000
31,951.00

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

2,000.00
1,200.00
0.00
2,551.00
1,200.00
0.00
0.00
0.00
25,000.00
0.00 31,951.00

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

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

SPLOST VI FUND - 320		
EXPENDITURES		
Account #	Account Description	2022-23 Recmnd
320-1000-541300	CAPITAL OUTLAY - CITY HALL ACQUISITION	0.00
320-4200-541400	CAPITAL OUTLAY - ROADS AND SIDEWALKS	0.00
320-4200-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-R	34,000.00
320-4300-541400	CAPITAL OUTLAY - SEWER PROJECTS	0.00
320-4300-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-S	0.00
320-4400-541400	CAPITAL OUTLAY - WATER PROJECTS	0.00
320-4400-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-W	0.00
320-6000-541000	CAPITAL OUTLAY - FARMERS MARKET	9,000.00
320-6200-541200	CAPITAL OUTLAY - PARKS AND RECREATION	0.00
	SPLOST VI FUND 320 Expenditure Totals	43,000.00

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

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

(695,000.00)

SPLOST VII FUND - 327		
EXPENDITURES		
Account #	Account Description	2022-23 Recmnd
327-1000-541300	CAPITAL OUTLAY - CITY HALL ACQUISITION	0.00
327-4200-541400	CAPITAL OUTLAY - ROADS AND SIDEWALKS	0.00
327-4200-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-R	0.00
327-4300-541400	CAPITAL OUTLAY - SEWER PROJECTS	733,000.00
327-4300-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-S	0.00
327-4400-541400	CAPITAL OUTLAY - WATER PROJECTS	733,000.00
327-4400-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-W	34,000.00
327-6000-541000	CAPITAL OUTLAY - FARMERS MARKET	0.00
327-6200-541200	CAPITAL OUTLAY - PARKS AND RECREATION	100,000.00
	SPLOST VII FUND 327 Expenditure Totals	1,600,000.00

(695,000.00)

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

REVENUE		CEMETERY FUND - 790
Account #	Account Description	2020-21 Recmnd
790-0000-321210	REAL ESTATE FEES	125.00
790-0000-349100	CEMETERY LOT SALES	9,000.00
790-0000-361000	INTEREST INCOME	100.00
790-0000-611000	TRANSFER IN (RESERVES)	109,775.00
	CEMETERY FUND 790 Revenue Totals	119,000.00

(84,500.00)

EXPENDITURES		CEMETERY FUND - 790
Account #	Account Description	2022-23 Recmnd
790-4950-522200	REPAIRS & MAINTENANCE	12,000.00
790-4950-523600	DUES & FEES	200.00
790-4950-531100	SUPPLIES	6,800.00
790-4950-542500	CAPITAL OUTLAY - OTHER	100,000.00
	CEMETERY FUND 790 Expenditure Totals	119,000.00

(84,500.00)

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

PUBLIC NOTICE

2024 Meetings of the City of Dawsonville

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

2024 City Council Regular Meetings at 5:00 pm

JAN 11 FEB 5 MAR 4 MAY 6 JUN 3
AUG 5 OCT 7 NOV 4 DEC 2

2024 City Council Regular Meetings and Work Sessions at 5:00 pm

FEB 19 MAR 18 APR 15 MAY 20 JUN 17
JUL 15 AUG 19 SEP 16 OCT 21 NOV 18 DEC 16

2024 Planning Commission Meetings at 5:30 pm

JAN 8 FEB 12 MAR 11 APR 8 MAY 13 JUN 10
JUL 8 AUG 12 SEP 9 OCT 14 NOV 12 DEC 9

2024 Historic Preservation Commission Meetings at 5:30 pm

FEB 26 APR 22 JUN 24 AUG 26 OCT 28 DEC 3

2024 Downtown Development Authority Meetings at 5:30 pm

JAN 22 MAR 25 MAY 9 JUL 22 SEP 23 NOV 7

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

MINUTES
CITY COUNCIL SPECIAL CALLED MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 23, 2023
5:15 P.M.

1. **CALL TO ORDER:** Mayor Pro-Tem Walden called the meeting to order at 5:15 pm.
2. **ROLL CALL:** Present were Councilmember William Illg, Councilmember Mark French, Councilmember Caleb Phillips, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utility Director Jacob Barr, Planning Director Jameson Kinley, Finance Director Robin Gazaway and Director of Downtown Development Amanda Edmondson.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Illg.
4. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. French; second by W. Illg. Vote carried unanimously in favor.
5. **PUBLIC INPUT:** None
6. **RESOLUTION NO. R2023-06: ADOPTION OF THE CITY OF DAWSONVILLE 2023 COMPREHENSIVE PLAN:** Motion to approve Resolution R2023-06 to adopt the Comprehensive Plan Update made by W. Illg; second by C. Phillips. Vote carried unanimously in favor. (Exhibit "A")
7. **2023-2024 HEALTH INSURANCE:** Motion to approve Aetna Option #2 for the 2023-2024 Health Insurance benefits made by W. Illg; second by M. French. Vote carried unanimously in favor. (Exhibit "B")
8. **APPROVE CONSULTANT TO CONDUCT A HISTORIC RESOURCE SURVEY:** Motion to award the Historic Resource Survey RFP to WLA Studio in the amount of \$9,989 to be paid out of the FY 2024 budget made by C. Phillips; second by M. French. Vote carried unanimously in favor.

ADJOURNMENT:

At 5:25 p.m. a motion to adjourn the meeting was made by W. Illg second by M. French. Vote carried unanimously in favor.

Approved this 6th day of November 2023

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

RESOLUTION R2023-06

ADOPTING THE CITY OF DAWSONVILLE COMPREHENSIVE PLAN

WHEREAS, The City of Dawsonville has prepared a comprehensive plan update, and said plan has been approved by the Georgia Department of Community Affairs as having met the minimum planning standards of the Georgia Planning Act of 1989; and

WHEREAS, The Dawsonville City Council recognizes the value of having a coordinated overview of the problems, needs and opportunities growth and change will create. The City Council further recognizes that the Comprehensive Plan is not a final and absolute answer to all of the many matters of policies, programs, and facilities contained therein. Constant community change, further identification of needs, more detailed planning, limitations of resources, and other changing conditions undoubtedly will require periodic review of the Plan's objectives. Therefore, it is essential that the plan be systematically re-evaluated and updated at regular intervals to reflect major changes that have a bearing on the city's development objectives.

Now, therefore, BE IT RESOLVED, and IT IS HEREBY RESOLVED, by the Dawsonville City Council, that the City of Dawsonville Comprehensive Plan 2023 is hereby adopted, along with accompanying, maps, policies, goals, objectives, strategies, and programs, as a general guide for the future growth, change and development in Dawsonville, Georgia.

SO ADOPTED AND RESOLVED by the City Council of Dawsonville, Georgia, this 23
day of October, 2023.

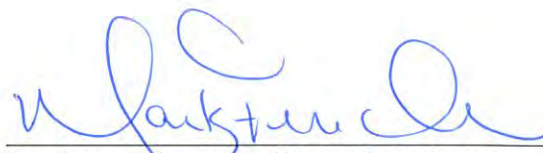
MAYOR AND DAWSONVILLE CITY COUNCIL

By: Absent
Mike Eason, Mayor

Caleb Phillips
Caleb Phillips, Council Member, Post 1

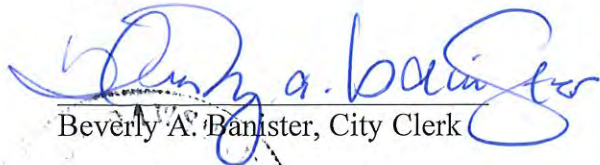
William Illg
William Illg, Council Member, Post 2

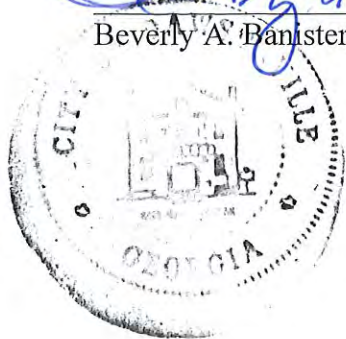
John Walden
John Walden, Council Member, Post 3



Mark French, Council Member, Post 4

ATTEST:


Beverly A. Banister, City Clerk



2023 City of Dawsonville Comprehensive Plan Update



Prepared by:
 Georgia Mountains
Regional Commission



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I. INTRODUCTION

Dawsonville, Georgia is the civic seat and social center of Dawson County. The City of Dawsonville was incorporated in 1859 and became the center for county government operations after the construction of a courthouse and jail in 1860. Over time the local economy has flourished and struggled with a mostly agriculture base, but Dawsonville's prevailing identity stems from its origins as a haven for the production and trade of moonshine. The popularity of this era remains with a cultural festival named after the illegal alcohol, while, more importantly, the production of fast cars used to transport moonshine led to the community's fascination with auto racing that survives today within a local museum.



Together with Dawson County, Dawsonville also serves as the southern gateway to the Appalachian Mountains and the northern tip of metropolitan Atlanta. The southern terminus of the Appalachian Trail along with Amicalola Falls State Park and Lodge lie in Dawson County, which, combined with the abundant reserved forest within the area, has raised the profile of outdoor recreational activities for locals and tourists alike. However, retail commerce and industry has grown in the region, as well, as suburban development and population growth has crept to and beyond the Dawson County line. Georgia Highway 400 and an outlet mall have raised the regional awareness of Dawsonville, and modern technology has helped permit the once small, rural community to blossom with potential for true urbanized amenities.

Today the city proper remains considerably small but growing rapidly. The 2020 Census recorded 3,720 residents. This is up 42% from 2,536 residents within the city limits according to the 2010 Census. Dawson County is also growing rapidly, tripling in population between 1980 and 2000. The 2020 Census for the county recorded 26,798 and is up 17% from the 2016 population estimate of 23,095. Meanwhile, neighboring City of Cumming and Forsyth County, located immediately below Dawson County, has increased in residential size considerably as well over the past twenty years. These trends plus changes in city limits and plans for economic development mean that Dawsonville will continue to receive significant pressures to grow and evolve in the coming decades.

A. Purpose

The purpose of the **2023 Dawsonville Comprehensive Plan** is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Comprehensive Plan includes the community's vision for the future, key issues, and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Comprehensive Plan is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented.

Dawsonville starts work on new comprehensive plan

BY JON MARKEY (jonmarkey@newsobserver.com) Pub. 11/18/2023 11:03 AM (4 F46) 11/18/2023

f t i s o



Thursday, February 9 saw the first meeting of the steering committee who will be working to develop a new five-year comprehensive plan for the city of Dawsonville.

The 26 member committee reflects the wide makeup of the community and business interests. The group is made up of long-term residents, relative newcomers, and business owners. The committee is chaired by Mandy Power, president of the Dawson County Chamber of Commerce.

Harmit Bedi, Director, planning & zoning kicked off the meeting by outlining the overall approach to the task. Each member of the new committee was asked to identify themselves, speak about their connections to Dawsonville and briefly state what they viewed as the salient needs of the community going forward.

Joe Rothwell, regional planner, with the Georgia Mountains Regional Commission, managed the balance of the meeting. He described in detail the process that would occur over the next several months as the committee worked to develop the new, required, five-year plan.

"Comprehensive Plans are guides for coordinating development policies and capital improvements to help local governments ensure more efficient and effective paths to achieving their respective community vision."

B. Scope

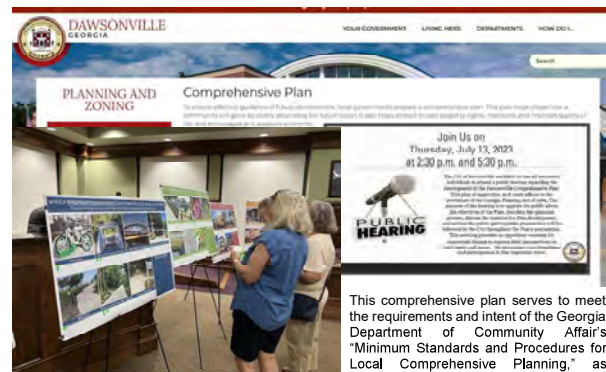
This document addresses the local planning requirements and community development of Dawsonville, Georgia. Some consideration has been given to those areas and political entities adjacent to the city that influence local conditions, but all the cited issues, objectives and opportunities discussed herein are solely focused on the City of Dawsonville.

C. Citizen Participation

As a part of the planning process each local government must provide and implement opportunities to encourage public participation during the preparation of the comprehensive plan. The purpose of this is to ensure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements and have adequate access to the process of defining the community's vision, values, priorities, goals, policies, and implementation strategies.

At a minimum, the public participation program must provide for: adequate notice to keep the public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, Dawsonville must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program. *To fulfill this component, stakeholders met monthly from January through August 2023 and held two public meetings in July.*

D. Required Components



2023 Dawsonville Comprehensive Plan

amended in 2018, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines for the City of Dawsonville to maintain its Qualified Local Government (QLG) status. Further, State law requires that the local government update its comprehensive plan every five years.

"The purpose of Minimum Standards is to provide a framework for the development, management, and implementation of local comprehensive plans at the local, regional, and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity."

(1) Community Goals: The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens, and leadership to act to ensure that the plan is implemented.

The Community Goals must include at least one or a combination of any of the four components listed below:

(a) General Vision Statement: Include a general statement that paints a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.

(b) List of Community Goals: Include a listing of the goals the community seeks to achieve. Review the suggested community goals in the Supplemental Planning Recommendations for suggestions.

(c) Community Policies: Include any policies the local government selects to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals.

(d) Character Areas and Defining Narrative: This option lays out more specific goals for the future of the community-by-community sub-areas, districts, or neighborhoods, and may be prepared using the guidance provided for the Land Use Element.

(2) Needs and Opportunities: This is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as a high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in conducting a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.

(3) Community Work Program: This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity.

2023 Dawsonville Comprehensive Plan

- Legal authorization for the activity, if applicable.
- Period for initiating and completing the activity.
- Responsible party for implementing the activity.
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.

Lastly, local comprehensive plans in Georgia are now required to include an assessment of compliance and consideration for the appropriate regional water plans for each community.

Consideration of the Regional Water Plan and the Environmental Planning Criteria. During the process of preparing its comprehensive plan, each community must review the Regional Water Plan(s) covering its area and the Rules for Environmental Planning Criteria... to determine if there is need to adapt local implementation practices or development regulations to address protection of these important natural resources. The community must certify that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria when it transmits the plan to the Regional Commission for review.

2023 Dawsonville Comprehensive Plan

Broadband Internet Access

As communities move forward the importance of access to reliable and high-speed, high-capacity internet connections cannot be overestimated. Unserved and underserved areas of Georgia will not remain economically competitive without sufficient internet infrastructure, as this technology becomes the default utility for all manners of communication.

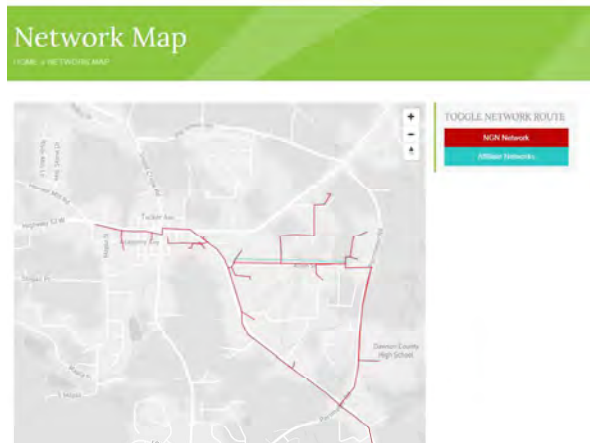
To address this issue in 2018 the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "Achieving Connectivity Everywhere (ACE) Act," intended to facilitate the enhancement and extension of high-speed internet access in communities that lack such infrastructure and the vast resources it provides. In the future the State will support programs and initiatives aimed at delivering the community improvement and empowerment potential that reliable, high-speed internet access can provide to even the most difficult-to-serve citizens, schools, and businesses. As the first step in planning for this critical, potentially catalytic infrastructure, the "ACE" Act requires all local governments to incorporate the "promotion of the deployment of broadband internet services" into their local plan.



In assessing Dawsonville's 2023 access to higher grade broadband technology, stakeholders and those that completed public input surveys discussed the general condition and availability of existing internet service providers based on the general distribution of high-capacity lines throughout the area. The majority provider within the area (based on geographic area) is Windstream, for which service ratings were considered below average. Windstream, Comcast, ETC Communications, and Kinetic Fiber provide commercial service in the GA 400 corridor, along arterial roads leading westward into the county and to Dawsonville, and along various roads throughout the unincorporated County. There are, however, several gaps in "last mile" connectivity along more remote rural roads, particularly regarding higher speed and higher capacity lines.

2023 Dawsonville Comprehensive Plan

The North Georgia Network (NGN) is an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable, and affordable is vital to modern economic development. The NGN provides infrastructure into the city (map below) and along the Hwy 400 corridor that loops through the northeast Georgia mountains area with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks.



Based on survey results, public comments, and stakeholder input, there remains a strong need for improved internet access in Dawsonville and Dawson County. The city, likewise, supports improvement programs that will expand local network connectivity and enhance network capacity with an eye toward significantly greater growth (and therefore increased demand for internet services) within the areas between the city, Forsyth County and Lake Lanier.

- Priorities for Future Network Enhancements
- Ability to increase "last mile" connections.
 - Higher-capacity trunk lines westward from NGN
 - Expansion of NGN north of Dawsonville

II. COMMUNITY VISION

A. Vision Statement

The *Minimum Standards and Requirements for Local Comprehensive Planning* defines a community vision as something "...intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction." It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.



Visioning provides communities with an opportunity to pause and consider the "big picture" as well as to attempt to clearly define their ideal future. Developing a vision means that the community has at least tried to identify current values, describe how they are to be realized in the future and use that image as a foundation for short and long-term planning. As a process, this also requires the community to develop a consensus on what conditions to change or to preserve.

"Want to tell your loved ones what your community should be like in 20-30 years? Want to tell them which issues you feel are most important? Here's your chance! The City of Dawsonville is updating their Comprehensive Plan that will help guide development and capital projects. This plan is updated every five years as part of the city's long-term planning efforts and required through the Department of Community Affairs. Your hometown can only achieve its vision if it knows what that vision is, so please take part in the process and tell us about your vision for the future of Dawsonville!"

The vision presented as part of the Dawsonville Comprehensive Plan was originally developed as part of the plan update process of 2023. The process featured several meetings for the community, input from organized stakeholder groups, as well as comments suggested from more than **442** surveys which surpassed the 115 received during the 2018 update.

Discussions with various stakeholders revealed several common themes that contributed to the proposed vision statement for Dawsonville. Participants expressed near unanimous support for recognizing the value of the city's historic urban core for both cultural and economic reasons. There was equal support for characterizing the city as a sustainable and prosperous hometown where residents could live, work and play. These two elements were considered the most valuable to Dawsonville's identity and all other aspects would build from their principles.

"Dawsonville is a unique destination that will be a safe, attractive, welcoming place to live, work and play; Dawsonville will strive to enhance its downtown and other areas throughout the city with opportunities to become a viable destination for business and cultural activities, fostering a family friendly, walkable environment that is characterized by a variety of historic and local destinations."

Broken down, the General Vision for Dawsonville expresses the following values:

"Dawsonville is a unique destination that will be a safe, attractive, and welcoming place to live, work and play;

The opening line captures the essence of the desire for the city to be a unique and welcoming hometown. One that's self-sustaining by providing residents with the opportunities to live, work and play within the same community.

...Dawsonville will strive to enhance its downtown and other areas throughout the city with opportunities to become a viable destination for business and cultural activities,

This refers to the residents' strong desire to increase their capacity for civic, cultural, and commercial activities, making Dawsonville a stronger destination for people and dollars.

fostering a family friendly, walkable environment that is characterized by a variety of historic and local destinations."

The final line pays homage to the city's commitment to preserving the form, scale, and general structure of their historic downtown, and using that as the foundation of their growth.

B. Goals and Objectives

In addition to the values identified within the Vision Statement, other goals for Dawsonville were raised for consideration. In most cases, these goals are ideal principles and objectives that simply could not be efficiently incorporated into the Vision Statement but generally complement the values expressed therein.

Revitalize downtown as a walkable destination for shoppers and visitors – Though also referenced within the vision statement, residents wished to emphasize the desire to restore the commercial and social appeal of downtown, making the city a true destination seven days a week and a more viable location for harboring events and festivals. This is paramount as the city strives to distinguish itself from the outlet mall and the Ga. 400 corridor.

Expand the urban core of the historic downtown to connect with the City Hall complex – The city has a general Urban Redevelopment Plan providing guidance on the expansion of sidewalks and application of design guidelines. The Urban Redevelopment Plan also calls for additional measures to improve the pedestrian access between downtown and City Hall, including amendments to land use policies and possibly the development of new streets to continue the urban block pattern southward from downtown.

Continue to maintain high quality levels of service for all residents – Stakeholders expressed strong support for city initiatives at expanding services, providing open communication, and improving customer service relations.

Continue efforts to improve the quality and variety of affordable housing – As Dawsonville grows so has the demand for more types of housing, including increases demand for senior housing and multi-family units. The city is encouraged to find ways to encourage this variety while also ensuring a safe standard for all new housing units.

C. Community Needs and Opportunities

The needs and opportunities described here represent a compilation of key factors impacting the future of the community. They reflect an assessment of the conditions and factors influencing the area and people, stakeholder's knowledge of the community and comments received throughout the planning process.

To effectively realize their vision for the future a community must develop a well-defined implementation plan. By identifying the core needs and priorities of the community, the government and its partners can develop specific mitigation strategies that must be accomplished to fulfill the desired goals and objectives of the vision. It is critical that these needs and opportunities be clearly defined and understood by the stakeholders because they form the basis for the development of the community's long and short-term work action plans.

A. Population	
Needs and Opportunities	Mitigation Strategies
<p>1.) Managing growth: While most of the growth anticipated for Dawson County will occur in the unincorporated areas, the city will continue to grow both naturally and through annexations. As it does so, the city must work to ensure such growth is done in a manner that does not adversely impact the delivery of public services or alter the character of the community.</p>	<ul style="list-style-type: none"> Monitor and evaluate annual Utility, traffic, and Infrastructure reports to ensure quality, adequacy, and efficiency of services. Monitor and sustain land use management policies through Comprehensive Planning and development regulations. Concentrate on alleviating/managing truck traffic through downtown Dawsonville to cultivate a safer environment for pedestrian activity and focus on enabling shovel ready projects. Seek transportation grants for the planning, design, engineering, and implementation of infrastructure that supports the efforts of larger regional transportation entities, including the future bypass route as identified. Focus on improved street connectivity and master planning that facilitates alleviating traffic congestion while allowing for future capacity building to promote economic vitality. Seek to ensure that capacity is planned to occur commensurate to development activities, including public infrastructure projects and/or exactions, as necessary.

	<p>part of downtown master-planning efforts to create an environment of freedom of travel tied to leisure, sports and adventure tourism markets that will also increase local quality of life. These efforts will benefit economic development as well as quality of life through fun, social opportunity, health, and wellness.</p> <ul style="list-style-type: none"> Collaborate with Dawson County and possibly larger regional planning entities to plan for trails extending from the downtown Dawsonville trailhead to nearby parks and destinations beyond. Seek grants for the planning, engineering, and construction of these trails. Seek community collaboration and grants to fund motorized trail opportunities that might increase the mobility of, resulting in physical and economic opportunities for disabled, or aging segments of the population, connecting key residential locations with commercial and civic destinations. Research the feasibility of creating lodging opportunities in downtown Dawsonville such as a campground or traditional hotel product. Work to support a basis for a tourism market through development and redevelopment projects that foster a "uniquely Dawsonville" sense of place, provide dynamic public spaces, cultivate interesting shopping and dining experiences, all working toward memorable destination product development and marketing. Examine zoning ordinances and amend as needed to ensure that permitted uses are consistent with desired character area outcomes. Examine site development ordinances and amend as needed to ensure that regulations are adequate to facilitate quality construction that encompasses both the aesthetic and safety standards necessary to support increased economic activity and tourism.
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	<ul style="list-style-type: none"> Consider grants to increase infrastructure capacity where needed to support desired growth opportunities in locations where development will serve the public purposes of economic development, social vitality, or addressing other community needs such as reducing crime, addressing pockets of blight, or utilizing underperforming assets. Key goals include the expansion of downtown roads, a walk-over bridge, sidewalks, a trail system, and water and sewer infrastructure to develop a 17-acre tract that connects the historic downtown area to newer public spaces cut off by major transportation routes.
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B. Economic Development	
Needs and Opportunities	Mitigation Strategies
<p>1.) Tourism opportunities: Dawsonville must work with Dawson County and other stakeholders in recognizing the aspirations and possibilities for tourism in the city to ensure economic success.</p>	<ul style="list-style-type: none"> Work with the Dawson County Chamber of Commerce to create a Downtown Dawsonville Tourism & Marketing Strategic Plan in 2024, to continue efforts toward developing a coordinated and sustained, collaborative effort towards promoting downtown and the city as a key destination within "Destination Dawsonville". Review signage with masterplan update including means to connect wayfinding with place-making efforts, to engage residents as well as visitors with cultural heritage interpretation. This effort will assist in a higher quality of historic preservation through heritage preservation, enhance community "sense-of-place," and leverage cultural assets for economic development. Identify historic, cultural, and natural tourism destinations that require additional attention for success through the Downtown Dawsonville Comprehensive Strategic Plan. Utilize multi-modal transportation design, including a multi-use trail or trailhead as a

	<ul style="list-style-type: none"> Seek community partners and CDBG economic development grant funds, and/or Georgia Cities Foundation funding for the redevelopment of historic assets for commercial purposes through adaptive re-use. These projects will aid efforts for heritage preservation, cultivating a unique sense-of-place, and create economic development opportunities.
<p>2.) Downtown economic development: An influx of concentrated reinvestment in the downtown area is necessary for success. Programs for revitalizing structures and businesses must be made available and promoted, while the city must finalize long term development plans for the area to begin coordinating capital improvements and implementing proper development policies.</p>	<ul style="list-style-type: none"> Consider application for downtown Dawsonville to enter the "Georgia Mainstreet" program. Regardless, apply National "Mainstreet" best practices, such as the four-point approach to downtown development: design, economic restructuring, promotion, and organization. Seek to cultivate an environment that is supportive of new business or business expansion, particularly in support of small business, through tax credit and incentive programs. Seek to establish a Rural Zone through the Georgia Department of Community Affairs. Create proactive platforms to pair entrepreneurs seeking to up-start a business, and existing businesses seeking to scale with potential partners, available education opportunities, or access to capital through publications both in print and online as well as on-on-one meetings or community "roundtable" events. Encourage small businesses with adequate potential to utilize GMRC Revolving Loan Fund loan grants, or SBA small business loans to finance business start-ups or scale an existing business; encourage them to take advantage of SBDC training and resources. Utilize downtowndawsonville.com and social media to promote downtown businesses. Use these platforms to market downtown Dawsonville, present market

	<p>data, and materials to encourage small business development.</p> <ul style="list-style-type: none"> • Create and maintain inventory of undeveloped properties for new construction and vacant properties for renovation commercial opportunities around but not exclusive to areas concerning downtown Dawsonville, natural resources, parks, Atlanta Motor Sports Park, outlet shopping, etc. • Examine existing parking and traffic conditions and continue to work with state traffic entities such as GDOT for better feedback to determine better methods to manage both efficiently and improve sidewalk and multi-modal connectivity. • Develop a Redevelopment Plan, a policy for City directed efforts to encourage and support infill such as the 17-acre city owned parcel on 53 for master planning opportunities. • Create a Downtown Dawsonville Tourism and Marketing Strategy in conjunction with the Dawson County Chamber of Commerce, to develop a coordinated and sustained policy towards promoting downtown, as well as goals for product development, which may also include public events to engage the community and invite visitors. • Identify additional opportunities through master planning and connectivity for greater pedestrian experience enhancement of the streetscape through public infrastructure such as pedestrian seating, signage, lighting, trash receptacles, planters, and other potential improvements as identified through the community strategic planning process. • Maintain and promote DDA funding opportunities for reinvestment opportunities; consider the issuance of revenue bonds to fund downtown development and redevelopment projects.
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	<ul style="list-style-type: none"> • Seek the "Reconnecting Communities" transportation grant to support the planning, engineering, and construction of infrastructure improvements that reconnect areas of downtown Dawsonville separated physically, socially, and economically by highway through-traffic. These infrastructure projects, as identified in the Downtown Dawsonville Comprehensive Strategic Plan, will include constructing a walkover pedestrian bridge over Highway 53, and completing undeveloped City roads to link the historic downtown district to City Hall and surrounding public spaces, with associated sidewalks enabling pedestrian connectivity otherwise unsafe due to heavy truck traffic. • Update the City's urban redevelopment plan based on results from the Downtown Dawsonville Comprehensive Strategic Plan; seek to incorporate innovative solutions to address community needs. Enter into contracts as needed to implement plan in order to improve upon underperforming assets, create necessary infrastructure where needed, create economic opportunity, improve quality of life, and reduce pockets of blight; seek grants, loans, or a combination of funding options to undertake these projects. • Seek grants and/or loans to pursue a shared kitchen project that will both provide business incubation opportunity and a cannery component, which could be utilized by local farmers and community members. This project would support economic development, local agriculture, as well as community resilience. Collaborate with other local and regional entities such as Dawson County, the local school system CTAE program, the Chamber of Commerce's Amicalola Regional Farmer's Market, and Lanier Technical College. • Collaborate with other public jurisdiction to consider and determine the
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	<p>appropriateness of developing a SPLOST, utilizing special tax districts, a tax allocation district, a community improvement district, a business improvement district, or a combination thereof to fund development and/or redevelopment projects in downtown Dawsonville. These projects should serve community purposes, meet targeted community needs and be detailed in the Downtown Dawsonville Comprehensive Strategic Plan.</p> <ul style="list-style-type: none"> • Seek projects that encourage additional community-minded quality development, add jobs, or add to the cultural enrichment of the community to nurture a more vital downtown area. • Consider utilizing Georgia Cities Foundation loans to revitalize and enhance downtown areas including such activities as real estate acquisition, building rehabilitation, new construction, the creation of green space and parks or other public spaces to support quality downtown revitalization, redevelopment, and guided infill that encourages private investment strengthening economic growth. • Pursue grants for educational opportunities for City leadership, staff, and/or key community members that will facilitate collaborative efforts to implement larger community goals. • Pursue grants for additional planning processes to design, engineer, and reach project "shovel-readiness" to implement or work in conjunction with larger plan goals and objectives. • Work with the Appalachian Regional Commission for funding to undertake impactful projects that provide critical infrastructure for business and workforce development, such as the implementation of the Comprehensive Downtown Dawsonville Strategic Plan.
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	<ul style="list-style-type: none"> • Consider the application of a Revitalization Zone through the GA Department of Community Affairs to utilize rural tax credits to promote job creation focusing on downtown Dawsonville, as well as site rehabilitation.
<p>3.) Transition of economic base: As Dawsonville and Dawson County become more suburban, the nature of industrial development and employment opportunities will change. Some aspects of coordinated economic development have become more difficult as the characteristics of the labor force and regional consumer market experience fluctuation.</p> <p>The same metropolitan expansion will also introduce a greater variety of resources to aid in Dawsonville's economic development, including additional technical and education facilities and stronger financial resources. Particularly with improvements in transportation and communication, the city will be able to better draw upon these resources for promotion, recruitment, and economic expansion.</p>	<ul style="list-style-type: none"> • Maintain partnerships with post-secondary educational institutions, Chamber, GMRC Work Source, Goodwill Center, Development Authorities, and others as the opportunity arises. • Review annual report summarizing economic projects conducted for Dawsonville from DDA. • Provide opportunities for small business development, including developing recruitment and retention programs. • Research the feasibility of creating multiuse or co-work facilities focusing on technology, research and development, office, medical, service, or light industrial uses. Such facilities as a whole in a multistory building or in individual smaller locations can aid in business incubation and fill the growing remote work/ shared office development trend and take advantage of investments in continued NGN broadband expansion. • Pursue projects that include both creative and industrial makerspaces, as well as a shared kitchen (whether in combined or separate facilities) tied to small-scale retail or food service opportunities to intentionally support local entrepreneurial growth as a pathway to future small business. Such facilities can aid in business incubation and provide a continued pathway to the success of individuals transitioning from nearby educational resources. • Consider code amendments that allow for innovation spaces in appropriate zoning districts. • Consider code amendments that guide

	<p>successful implementation of outdoor dining spaces and govern shared use of public spaces.</p> <ul style="list-style-type: none"> Utilize a combination of funding sources, such as grants, public-private partnerships, and perhaps the issuance of revenue bonds and other funding sources.
<p>4.) Increase in diverse range of employment opportunities and higher range of income opportunities: One aspect of the economy currently growing is the Service industry, a boon for local consumers but typically a weaker sector in terms of wages and benefits to local employees. Continued growth is encouraged but the city must monitor the overall changes to the economy to ensure a diverse range of employment opportunities is available for residents.</p>	<ul style="list-style-type: none"> Maintain and increase partnerships with local Board of Education, post-secondary educational institutions, Chamber, Development Authorities, and other stakeholders such as Dept. of Labor, Worksource (GMRC) and business incubators. Annual report summarizing economic projects conducted for Dawsonville. Seek projects to create both business incubator and co-workspaces to provide viable, easily accessible employment opportunities that accommodate and leverage employment trends.
<p>5.) Increased demand for educational resources: Access to quality education and job training has become critical for the modern workplace to develop and diversify job skill sets. This requires not only the presence of education facilities and programs but regular monitoring of those programs to ensure they provide the level and types of education needed to compete in the workplace.</p>	<ul style="list-style-type: none"> Maintain and increase partnerships with local Board of Education post-secondary educational institutions, Chamber, Development Authorities, and other stakeholders such as Dept. of Labor, Worksource (GMRC) and business incubators. Develop annual report summarizing economic, job and training workforce trends. In planning for any project that creates much-needed public meeting spaces, determine the interest of local and regional education institutions to offer teaching opportunities in the space, for example the UNG continuing education program. Utilize business incubator space projects to provide a pathway for the success of graduates from the Dawson County CTAE program, as well as Lanier Technical College to encourage youth

	entrepreneurship.
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C. Housing	
Needs and Opportunities	Mitigation Strategies
<p>1.) Aging housing stock/shortage of specific housing types: Many local housing units may require structural maintenance or repair while many more may simply lack the amenities or features to remain economically viable in the face of a rapidly growing housing market.</p> <p>The recent growth Dawsonville is experiencing has produced an imbalance in the measure of two housing types: quality entry level housing for the area's workforce, and special needs housing for the elderly and handicapped. While these sectors are recognized as among the least viable for private developers, failure to provide options within proximity of Dawsonville will only serve to increase the costs for those consumers and likely adversely impact the general economy and local quality of life.</p>	<ul style="list-style-type: none"> Promote DCA/DDA housing revitalization programs for homeowners. Promote DCA CHIP program for housing revitalization. Explore grants for neighborhood improvement projects. Utilize code enforcement for outreach when hazards are identified. Promote local Historic Preservation ordinance and state Historic Preservation Tax credit. Maintain and utilize historic preservation design guidelines for downtown revitalization through historic preservation ordinance and historic preservation commission. Add signs and crosswalks where ROW allows and work with GDOT on state roads. Market Study to assess breakdown of housing trends and cost factors, gauging the influence of development policies. Annual Utility and Infrastructure Reports to ensure efficiency of services. Monitor and sustain land use management policies through Comprehensive Planning and development regulations. Intentionally seek to design residential components of the downtown Dawsonville mixed use project in conjunction with remote, or co-work, and other market-driven employment opportunities. Consider participation in GICH (Georgia

	<p>Initiative for Community Housing)</p> <ul style="list-style-type: none"> Acquire and expand data analysis capabilities through Business Intelligence tools and resources, such as Esri and Placer AI, that support both benchmarking the success of projects and programs yet can also be shared with existing or potential local businesses to enable data-driven decision-making toward more targeted, successful outcomes. Seek to add sidewalks where possible that link housing developments to downtown Dawsonville and other key public areas whether by public or private investment.
<p>2.) Maintain Housing Variety: Natural demographic and economic trends are increasing the volumes of smaller households within all of Dawson County. As the community moves to support traditional family and large-household programs and development types, Dawsonville must also ensure that a diversity of housing conditions and programs exist to support this variety of household types.</p>	<ul style="list-style-type: none"> Market Study to better plan and assess breakdown of housing trends and cost factors, gauging the influence of development policies and feasibility of conservation subdivisions and small house development. Promote ADU's to satisfy workforce housing/affordability demand issues.

D. Natural Resources	
Needs and Opportunities	Mitigation Strategies
<p>1.) Need for greenspace/ Improved management of greenspace: As Dawsonville grows more suburban, there is more pressure to not only provide greenspace but to do so in a way that retains the community's rural character, provides actual environmental benefits and coordinates with recreational uses where possible. This issue becomes more critical as new development reduces opportunities while increasing the level of demand for preserved greenspace. The city must work to protect the ecology along local waterways to provide direct benefits with flood control, preserving water quality</p>	<ul style="list-style-type: none"> Promote and maintain conservation design regulations for larger development. Promote the environmental benefits of green development. Explore options for financing of greenspace acquisition. Review floodplain management and soil information control regulations against the latest versions from respective authorities. Monitor and sustain land use management policies through Comprehensive Planning,

<p>and providing natural buffers and scenic beauty. Emphasis should be placed on benefiting the local ecology and targeting lands for protection that are environmentally sensitive areas.</p>	<p>development regulations and best management practices.</p> <ul style="list-style-type: none"> Promote setbacks and phased development for smart development. Amend development regulations and zoning as required to balance growth and development to protect the sense of place and character in Dawsonville. Suggest open space/conservation areas/protection of tree canopy in development proposals to maintain the city's natural resources and environment. Report annually on the city's tree ordinances, landscaping, and property and stream buffer policies. Seek land acquisition through Department of Natural Resources grants to acquire and establish areas in or near downtown Dawsonville that promote either passive and/or active recreation. Achieving this will benefit both the environment through potential land conservation, local resident quality of life, encourage health and wellness, as well as support efforts to promote downtown Dawsonville to the sports and outdoor tourism market.
<p>2.) Improved resources for natural resource management: Advances in technology and environmental science now allow for more effective management policies. city efforts to protect the environment can outline definitive actions that build upon public awareness and utilize improved sources of information to better achieve preservation objectives.</p>	<ul style="list-style-type: none"> Consider conservation design regulations for larger development. Review floodplain management and soil information control regulations against the latest versions from respective authorities. Monitor and sustain land use management policies through Comprehensive Planning, development regulations and best management practices. Incorporate sustainable design as into the 17-acre master plan infrastructure, such as green roofs, native and adaptable plant selections, efficient irrigation design, raingardens, energy efficiency, and

	<p>stormwater measure that mimic natural hydrology.</p> <ul style="list-style-type: none"> Pursue grants for brownfields site remediation and future development.
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E. Cultural Resources	
Needs and Opportunities	Mitigation Strategies
<p>1.) Need to recognize existing resources and take advantage of local funding and assistance sources: Encourage the inclusion of all worthy historic buildings, structures, sites and districts to the National Register of Historic Places and the Georgia Register of Historic Places. This would include buildings, structures and sites deemed notable in the city's history 50 years or older.</p> <p>Utilize regional, state, federal, and university programs that provide funding, staff, and services to enhance future historic preservation programs for the City of Dawsonville.</p>	<ul style="list-style-type: none"> Consider application for downtown Dawsonville to enter the "Georgia Mainstreet" program. Regardless, apply National "Mainstreet" best practices, such as the four-point approach to downtown development: design, economic restructuring, promotion, and organization. Support new nominations of historic resources to the National Register of Historic Places that are eligible. Promote façade easements to maintain and promote the city's architectural character. Create an oral history program through grant funding to promote the city's heritage which can be utilized for GIS story maps, history programs and interpretive education and heritage trails. Utilize intergovernmental cooperation for history and historic preservation initiatives. Utilize local, regional, state, and national organizations for funding opportunities for historic preservation. Continually improve upon the quality of historic preservation practices. Conduct a new Historic Resource Survey in 2024 and consider applying for additional CLG grant funding to update Historic District guidelines to ensure that best practices to date are in place.

	<ul style="list-style-type: none"> Consider nomination to the National Register of Historic Places of relevant historic resources, as detailed in the latest Historic Resource Survey. Seek SHPO grants and historic tax credits for Historic Preservation for the restoration of historic assets. Seek National Endowment for the Humanities grants and/or CLG grants to support projects enabling cultural heritage development such as historical interpretation in public spaces, exhibits demonstrating cultural arts or processes in danger of being lost. These projects may be incorporated into larger projects or be a programming element of existing assets.
<p>2.) Need to support local interest groups: Encourage and support the Dawson County Historical Society's efforts to educate the public on the importance and benefits of protecting cultural resources.</p>	<ul style="list-style-type: none"> Support the Dawson County Historical Society and other stakeholder groups that support the same. Promote the Historic Preservation Commission (HPC) and local success stories related to the city's Certified Local Government (CLG) designation for economic development related to historic preservation. Seek U.S. Department of Health and Human Services (HHS) grants to support the design of a downtown Dawsonville pocket park that supports mental health and well-being through music, biophilic design, water in motion, repeating shapes, and other scientifically supported design elements known to calm the mind, positively impact Autism, ADD, ADHD, Bipolar Disorder, and other disorders increasing in the population. This park space can build upon the efforts of local groups such as the Family Connection Mental Health Coalition and invite community groups together to convey the supportive resources they offer.

<p>3.) Need to encourage the adaptive reuse of existing resources: Promote the adaptive reuse of historic buildings and structures.</p>	<ul style="list-style-type: none"> Develop Property Redevelopment Guide, a policy for City directed efforts to encourage and support infill. Promote the CLG Historic Preservation Fund Grant through the HPC for specific restoration and historic preservation planning projects and events. Create a downtown historic plaque program to promote the architectural history and heritage of the city.
<p>4.) Continue plans to revitalize downtown/ Coordinate new development within the existing community: Plans for downtown Dawsonville do not have the benefit of unified property ownership or financing, and they require additional, more detailed implementation strategies that must be coordinated with several other specialty plans. New development should be designed to complement the existing community.</p>	<ul style="list-style-type: none"> Update and implement the Urban Redevelopment Plan in accordance with the Downtown Dawsonville Comprehensive Strategic Plan. Identify appropriate parcels and seek acquisition of parcels to pursue implementation of the Urban Redevelopment Plan in conjunction with projects specified in the Downtown Dawsonville Comprehensive Strategic Plan or facilitate private development/redevelopment projects resulting in guided infill development targeted toward meeting community needs and desires. Partner with existing property owners on wayfinding, streetscaping, lighting, public art, and other enhancement beautification projects. Identify areas for additional pocket parks and/or conservation areas for nature preserve. Explore funding options for urban redevelopment plans such as Carl Vinson Plan. Explore options for a more in-depth Phase II Urban Redevelopment Plan, in accordance with the Downtown Dawsonville Comprehensive Strategic Plan. Consider design guidelines for areas outside historic districts and expand district

	<p>boundaries or the creation of special funding districts, as necessary.</p> <ul style="list-style-type: none"> Monitor and sustain land use management policies through Comprehensive Planning and development regulations.
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F. Community Facilities and Services	
Needs and Opportunities	Mitigation Strategies
<p>1.) Expand and maintain water and sewer service: Dawsonville currently operates its own water and sewer service. For the city to properly plan for and attract quality growth it must ensure the quality and long-term viability of these services.</p>	<ul style="list-style-type: none"> Annual Utility and Infrastructure Capacity Reports to ensure efficiency of services. Update lead and copper regulations as needed. Update sewer infrastructure building a carousel wastewater treatment plant doubling city's sewage capacity. Confirm future partnership terms and conditions with all utility providers. Expand new and existing wells for water service.
<p>2.) Demand for additional meeting space: Dawsonville does not have a formal Civic/Conference Center for hosting a variety of indoor events. Renovations are ongoing for the Georgia Racing Hall of Fame and Museum/ City Hall complex that will provide improved meeting space but there is demand for some small convention space to support local and tourist events.</p>	<ul style="list-style-type: none"> Conduct feasibility study through the Strategic Plan to determine type, size, and location of meeting facility.
<p>3.) New/ Expanded Schools: The Dawson County Board of Education has plans for at least one new school and several facility expansions that should accommodate increases in enrollment and allow for the use of modern technology.</p>	<ul style="list-style-type: none"> Coordinate and communicate quarterly with the Dawson County School System to ensure coordination of investment efforts and efficiency of services.

<p>4.) Parks and Recreation Plan: A new Parks and Recreation Master Plan will be needed to guide new land purchases and facility improvements through the next 20+ years.</p>	<ul style="list-style-type: none"> • Develop Parks and Recreation Master Plan. • Support the Dawson County Parks and Recreation Master Plan. • Continuing plans to expand and improve city parks. • Expand the farmers' market that can be used for many cultural events.
<p>5.) Broadband: Increase coverage and better access to high-speed internet will be integral to the continued growth and success of Dawsonville for both economic development and residential use.</p>	<ul style="list-style-type: none"> • Increase coverage and provide more reliable bandwidth speed from providers to neighborhoods. • Expansion of North Georgia Network.

G. Transportation	
Needs and Opportunities	Mitigation Strategies
<p>1.) Balancing local traffic and commercial traffic: As Dawsonville and Dawson County grow more suburban, the major corridors will become viable for multiple uses. Uses that, at times, can lead to competing priorities, particularly in balancing through and tourist traffic with that of residents. The city must balance its overall priorities for growth, character, and land use management to ensure clear priorities for all major roadways to ensure an efficient transportation system.</p>	<ul style="list-style-type: none"> • Coordinate with GDOT on angled parking downtown. • Annual report concerning traffic data and updates to GDOT plans for the region. • Update Transportation element of Comprehensive Plan (as needed). • Analysis of downtown parking, signage and wayfinding for pedestrian improvements and enhancements such as raised pedestrian crosswalks and added sidewalks. • Concentrate on alleviating/managing truck traffic and focusing on shovel ready projects along the future bypass route as identified. • Focus on improved street connectivity and master planning. • Promote sidewalk improvements when feasible.

	<ul style="list-style-type: none"> • Evaluate feasibility of speed reductions on identified roadways. • Identify intersections where roundabouts can be utilized for safety improvements.
<p>2.) Maintaining the access corridors: Connectivity to Hwy 400 is a chief priority for residents and businesses alike. Yet this also causes the greatest blend of uses and competing demands as discussed above. For example, State Route 53 could serve as a commercial destination, gateway, scenic corridor or simple rural arterial. Management of these routes will be critical to determining a vision for the community and the effectiveness of measures to achieve that vision.</p>	<ul style="list-style-type: none"> • Monitor, encourage and sustain land use management policies through Comprehensive Planning and development regulations. • Conduct congestion study to identify and research funding options for traffic calming. • Promote the widening of 53 to 400 to alleviate traffic congestion.
<p>3.) Improving access to mass transit: Few opportunities exist for alternative modes of transportation, either as a local service or as a commuter service into metropolitan Atlanta. Though demand is not high for such modes at present, both the rate and styles of growth projected for the near future suggest a strong need for such alternatives to mitigate transportation concerns for the city.</p>	<ul style="list-style-type: none"> • Review Rural Transit Plan with GMRC; Consider options for car ride and van service.
<p>4.) Long-Range Road Improvement Plan: The city is served by many of the county's roads, specifically Burt Creek Road, and State Routes 53, 9, 142 and 136 located in the north section of the city, also serves as a major corridor. The expansion to the north will prompt development and increase travel demand. There is a need to develop a focused road improvement program to guide public investment in the future, and to connect future land use planning with transportation planning.</p>	<ul style="list-style-type: none"> • Annual report concerning traffic data and updates to GDOT plans for the region. • Update Transportation element of Comprehensive Plan (as needed). • Investigate options for Perimeter Road expansion/Parkway roadway expansion/development and street connectivity to improve transportation throughout the city. • Concentrate on alleviating/managing truck traffic and focusing on shovel ready projects along the future bypass route as identified.

	<ul style="list-style-type: none"> • Explore funding options through TSPLOST.
<p>5.) Perimeter Road Corridor/ Intersections with Shoal Creek and Hwy 9 S: Completion of this perimeter road will reduce congestion in the historic district; improve freight movement within the city and county, and safety for local traffic, pedestrians and cyclists sharing the road. A focused transportation study is recommended to determine alternative routes. Findings from this study can guide future public investment in corridor preservation.</p>	<ul style="list-style-type: none"> • Investigate options for Perimeter Road expansion/Parkway roadway expansion/development and street connectivity to improve transportation throughout the city.
<p>6.) Establishment of Pedestrian and/or Bike Planning: The city continues to improve pedestrian infrastructure with a long-term master plan that coordinates pedestrian interconnectivity between the historic downtown district and the newer development along Ga. Hwy 53, Ga. Hwy. 9, Allen Street, and Dawsonville By-Pass. There is an opportunity to build connectivity to State Bicycle Highway 90.</p>	<ul style="list-style-type: none"> • Develop Bicycle and Pedestrian Accessibility Master Plan to address options for better sidewalk connectivity and identify multi-use path routes for alternative modes of transportation such as EV bikes, scooters, golfcarts, etc. • Update Comprehensive Plan with information from Bicycle and Pedestrian Master Plan. • Advocate for GDOT speed reductions, additional crosswalks, bike lanes and signage. • Seek sidewalk and/or trail connection between neighborhoods, key destinations, and downtown Dawsonville that promote meaningful outcomes, such as between the Dawson County High School and City Hall along HWY 53 E. Seek grant funding to support these projects in connection with the economic development opportunities provided by connecting people easily to our central business district. Seek approval from GDOT when sidewalk desired along state ROW.

H. Intergovernmental Coordination	
Needs and Opportunities	Mitigation Strategies
<p>1.) Annexation and growth management: The city is under pressure from development to expand boundaries and service areas. This requires not only coordination as part of the Service Delivery Agreement but also effective planning by the city to ensure the proper quality of growth introduced to the area.</p>	<ul style="list-style-type: none"> • Update Service Delivery Agreements. • Monitor and sustain land use management policies through Comprehensive Planning and development regulations to ensure annexation does not create "islands" and meets the city's water and sewer needs. • Ensure annexation does not create issues for emergency services and 911 coverage.
<p>2.) Coordination with affiliated organizations: As Dawsonville and Dawson County experience rapid growth and change it becomes more important that the governments are coordinating their actions with those of all affiliated support organizations such as the School Board, Dev. Authority, Etowah Water Authority, and others.</p>	<ul style="list-style-type: none"> • For each partner organization, as appropriate, designate a Council member to serve as liaison.

I. Land Use	
Needs and Opportunities	Mitigation Strategies
<p>1.) Attracting quality infill development: Dawsonville has selected properties suitable for infill development but must work to ensure they are developed in ways compatible with the existing and proposed context of the city.</p>	<ul style="list-style-type: none"> • Create and maintain inventory of undeveloped properties for new construction and vacant properties for renovation commercial opportunities around but not exclusive to areas concerning downtown Dawsonville, natural resources, parks, Atlanta Motor Sports Park, outlet shopping, etc. • Examine existing parking and traffic conditions to determine better methods to manage both efficiently. • Coordinate with GDOT on angled parking downtown. • Develop Property Redevelopment Guide in 2023-2025 after the Downtown Dawsonville Tourism & Marketing Strategic

	<p>Plan concludes to update policy for the city to direct efforts to encourage and support infill.</p> <ul style="list-style-type: none"> • Create a Downtown Dawsonville Tourism & Marketing Strategic Plan in 2024, to continue efforts at developing a coordinated and sustained policy towards promoting downtown and the city. • Create a downtown historic plaque program to promote the architectural history and heritage of the city. • Promote the CLG Historic Preservation Fund Grant through the HPC for specific restoration and historic preservation planning projects and events. • Partner with existing property owners on wayfinding, streetscaping, lighting, public art, and other enhancement beautification projects. • Maintain and promote DDA funding opportunities for reinvestment opportunities.
2.) Incompatible land uses: Dawsonville will be subject to competing land uses and development interests along the arterial corridors within the city and in the transition areas between the rural county and the established, urban portions of the city.	<ul style="list-style-type: none"> • Monitor and sustain land use management policies through Comprehensive Planning and development regulations.
3.) Accommodating new growth: Dawsonville will have to plan for incorporating new development into the city via annexation, requiring more studies concerning the expansion of utility service areas and monitoring of trends outside the city limits.	<ul style="list-style-type: none"> • Annual Utility and Infrastructure Reports to ensure efficiency of services. • Monitor and sustain land use management policies through Comprehensive Planning and development regulations.
4.) Downtown redevelopment plans: Redevelopment plans have been completed for downtown and the	<ul style="list-style-type: none"> • Implement Urban Redevelopment Plan as funding becomes available.

Georgia Racing Hall of Fame and Museum / City Hall site. The city has also completed a similar plan for the central city that will connect the two areas. The city will use these for guidance to attract and manage development and capital improvements contributing to the revitalization of the central city.	<ul style="list-style-type: none"> • Explore funding options for urban redevelopment plans such as the Carl Vinson Plan. • Explore options for a more in-depth Phase II Urban Redevelopment Plan • Consider design guidelines for areas outside historic districts or the creation of special funding districts, as necessary. • Monitor and sustain land use management policies through Comprehensive Planning and development regulations.
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D. Land Use Assessment

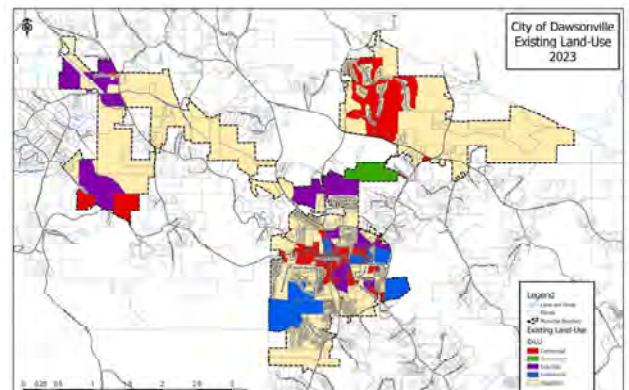
Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. This section presents an inventory of existing land use patterns and development trends for the community, allowing the local government to produce the most effective policies needed to manage the demands from projected development.

Dawsonville is still the traditional social center of Dawson County but there has been an economic shift in commercial activity in the county away from Dawsonville east towards the Georgia 400 corridor where it intersects with SR 53. The downtown area is currently a mix of historic and new structures filled with commercial and institutional uses. Some of the historic structures have been renovated, while others have not been well maintained. Growth in local tourism and the increase in demand for institutional space have kept most of the buildings in the traditional town center occupied. However, residential, and commercial activity is moving away from the downtown and city to outlying areas of the county and Georgia 400 corridor.

To better achieve the community's vision, the city will foster more and better infill development to strengthen the vitality of existing areas. While economic growth is desired, the overall form and types of development are equally important for maintaining the city's character. Central Dawsonville should be the focus of increased commercial, cultural, and civic activity, taking on a more traditional urban form within a small-town context and scale. New housing will be encouraged with an emphasis on a variety of housing types and price points. New single-family detached housing closer to the urban core should exhibit traditional neighborhood forms yet also have sustainable structures and lots that readily retain market value.

The form of development will explore more suburban and rural character further away from central Dawsonville. The main arterial corridors will feature some development, but this should be focused at nodal intersections while preserving the integrity of the roadways for through traffic. Outlying portions of the city will feature more rural residential activities comparable to those anticipated throughout Dawson County. This will minimize environmental impacts and capital improvement costs outside the urbanized areas.

Lastly, should the opportunity present itself, the city will attempt to foster light industrial activity within the Elliott Airport Park to the west. Uses will be preserved to those minimal demands for auto traffic and utilities, while also minimizing the production of nuisances that might impact neighboring properties. Adjoining land uses will be preserved to rural conditions as both a buffer from the industrial activity and to retain the prevailing character of the area.



The Georgia Department of Community Affairs has identified the following seven special conditions and requires that they be addressed in the partial plan update where they exist within the community:

- The city has reviewed existing conditions and has identified areas that require special attention. These areas have been indicated on the enclosed map entitled "City of Dawsonville Areas Requiring Special Attention."

The City of Dawsonville contains numerous streams which are a valuable natural resource and have identified in their Needs and Opportunities analysis:

1. Downtown Connector: 17-acre Parcel which can connect the City Hall/Main Street Part area and the historic district.
2. Airport
3. Lanier Technical College/Education area
4. Proposed GDOT 2030 Bypass/exact route location still TBD

1. Specific areas that require significant improvements to aesthetics or attractiveness notated on the Areas Requiring Special Attention Map include:
 - a. Maple Street

1. Specific areas of significant disinvestment, levels of poverty and/or unemployment substantially higher than levels for the community as a whole and noted on the Areas Requiring Special Attention Map include:
 - a. Maple Street
 - b. Stegall Place
 - c. Pearl Chambers
 - d. Flat Creek Drive
 - e. Hwy 9 South Apartments



F. Recommended Character Areas

To further assist in identifying development needs and target areas it is crucial to understand not only the land use patterns but also the prevailing character and context of a community. It is possible to identify these sub-areas within the community defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and or existing community sub-areas for which plans have already been prepared.

1. Historic District

Description

This is the physical and social heart of the city envisioned as having more vital, urban areas, a variety of uses and an overall architectural form that belies the established scale and character of downtown Dawsonville. Because of the plans for redeveloping the site around the City Hall this area is notably larger than just the traditional downtown. Included are several of the surrounding and connecting blocks that maintain the smaller, urban block pattern and similar massing of structures. This also contains the bulk of Dawsonville's commercial and civic sites that establish the city as a public destination. Many of these businesses rely on their collective volume to appeal to customers, playing off the urbanized nature of downtown as part of the attraction.

Urban Redevelopment Plan:

"Dawsonville will further define its unique character through traditional town planning principles. The downtown will be a vibrant, pedestrian-friendly, mixed-use destination, free from truck traffic and franchise architecture, with proud citizens and small business owners who admire their past. It will preserve historic, cultural, and small-town qualities and maintain and promote aesthetic charm."

Land Use Types

Commercial
Civic/Institutional
Mixed-use
Multi-family
Residential

Implementation Strategies

Maintenance of Comprehensive plan
Implement Urban Redevelopment Plan
Explore options for a more in-depth Phase II Urban Redevelopment Plan
Update of development regulations (as needed)



2. Gateway Corridors

Description

This is the area immediately outside of Central Dawsonville that features a mix of uses, including modern subdivisions and shopping centers, and is most often characterized by the transition from downtown to more rural Dawson County. Its designation is both the result of this need to transition between extreme densities and the desire to strengthen the urbanized core of Central Dawsonville.

As development in this area will comprise mostly of residential uses and smaller-scale commercial activities, it has been designated Urban Neighborhood. As implied, the scale and form of new development should complement (not necessarily be equal to) that found in Central Dawsonville, particularly with regards to the density of land use, size of blocks and capacity for pedestrian accessibility. Streets should maintain connectivity, especially downtown, and properties should limit frontage parking areas. Residential uses may include subdivisions, but these should minimize cul-de-sacs, feature multiple access points, and emphasize connectivity with the city.

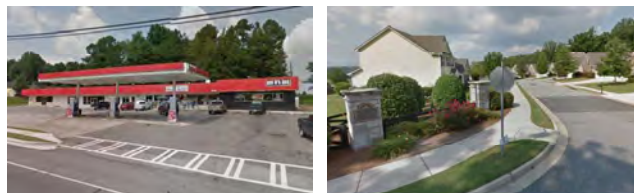
Heavier commercial and public activity centers may be reserved for key nodal locations, at the intersection of arterial roadways. This would maximize the infrastructure while preserving the traffic flow, minimizing the number of curb cuts along arterials or traffic flow on collector roads.

Land Use Types

Commercial
Residential

Implementation Strategies

Maintenance of Comprehensive plan
Consider amendments to development regulations.
Encouraging/requiring traditional neighborhoods



3. Mixed Use

Description

This area is reserved for mixed use developments that will foster and support neighborhood and sub-regional scale commercial and public activity centers. Development at the major intersection and leading southward towards Central Dawsonville should exhibit a village form and scale that includes a mix of uses within the same block and/or building, small block sizes with marginal frontage parking and prominent pedestrian amenities that provide access throughout the area.

Ancillary development outside the public and commercial aspects of the village center should provide some housing in a traditional neighborhood or middle-to-high density scale to support the village and minimize local automotive traffic. Additional housing can be provided on a more suburban scale or as part of a specialized development, but pedestrian connectivity is encouraged throughout these areas and roadways must minimize the use of cul-de-sacs and dead-end routes. Further, such developments are encouraged to pursue conservation design applications for environmental protection and to ease the transition between village densities and rural Dawson County.

Land Use Types

Commercial
Mixed-use
Multi-family

Implementation Strategies

Maintenance of Comprehensive plan
Develop Village Center development regulation.



4. Commercial

Description

Commercial development is focused in the central area of Dawsonville and along the major arterial roadways. It is important that future development focuses on design standards that reflect Dawsonville's character and sense of place. The gentrification of abandoned or older dilapidated commercial centers should be encouraged.

Land Use

Commercial

Implementation Strategies

Conduct forum reviewing/amending development regulations as needed.
Consider guidelines for signage and lighting.
Review property maintenance codes and enforcement policies; Amend as needed.



5. Residential

Description

This represents the outlying residential portions of the city to the northwest, northeast and south. There are no immediate plans to alter their general form or land use, and long terms plans suggest these areas will remain residential. Present levels of agricultural activity will continue as development pressures will allow, but neither the city nor the county will pursue capital improvements in this region to facilitate new development.

This area will be fostered as a haven for larger residential uses and rural/conservation subdivisions to facilitate a buffer between the higher densities of Dawsonville and the rest of Dawson County. Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit. Nonresidential activity should be kept to a minimum and compliment the rural character of the area, such as churches, neighborhood scale markets and services with limited parking and traffic generation.

Land Use Types

Residential
Agricultural
Conservation

Implementation Strategies

Maintenance of Comprehensive plan
Update of development regulations (as needed)



6. Public/Institutional

Description

This designation includes existing sites and facilities in public ownership for such uses as medical, educational, cultural, governmental, administrative, and protective services, and cemeteries. Existing churches are also included in this category. Uses within this character area are typically concentrated in specific locales.

Land Use Types

Medical Facilities
Educational Facilities
Cultural Facilities
Government Facilities
Cemeteries
Churches

Implementation Strategies

Amend/adopt development regulations as needed.
Refer to/develop design guideline reference material.
Develop *Iconic Images* database.
Develop/ Implement streetscape plan.



7. Light Industrial

These uses will be kept to those areas zoned in Dawsonville for industrial use and are locations where the existing infrastructure is available. Future land use industrial development would be focused on adjoining property locations due to these traffic and service requirements. The future focus of industrial development as well would be to encourage small light industries that need anywhere from 1,000 to 5,000 square feet of space and employ 3 to 20 employees. The idea behind this concept is to allow small business entrepreneurs to develop and grow in the county and become not just an industry, but part of the community. Collaborate with Dawson County regarding a potential light industrial complex proposed within the city limits.

Land Use Types

Industrial

Implementation Strategies

Develop utility and commercial traffic assessment for growing industry as needed.
Conduct forum reviewing/amending development regulations as needed.
Consider guidelines for signage and lighting.



8. Airport

Description

This refers to the existing airport on the city's western fringe. This is a private facility with select small-scale manufacturing and air service-related industries already on site. The potential exists for this site to harbor additional, similar uses capable of developing employment options for area residents.

To attain the city's vision and stay within the context desired by Dawson County, this development should be done with minimal impact on the neighboring properties and the prevailing rural character of the area. Business types should feature low-to-modest levels of employment and minimal demands for public services so that the location does not require significant improvements to infrastructure or utilities, thus supporting measures to preserve rural land uses outside the airport. Structures should be modest and preferably concealed from view outside the property.

Land Use Types

Small industrial facilities
Warehouse facilities

Implementation Strategies

Maintenance of Comprehensive plan
Update of development regulations (as needed)



9. Bypass

Description

The proposed bypass and arterial roads within and around Dawsonville serve to connect the city with the outside world while also providing access for local traffic. By nature, these roads must retain high levels of service while managing larger volumes of local and through traffic. Outside of the downtown area most of the uses along the corridors are auto oriented, with larger conventional parking lots, wider spaces, and lower heights.

To balance the differing issues of supporting commerce and the flow of traffic, development should be concentrated at select nodes, notably the major intersections along the perimeter road and future bypass. Development at these nodes may not require architectural standards but must accommodate standards for setbacks, accessibility and signage that could differ from adjoining character areas. These uses should still aspire for minimal amounts of impervious surface and complement the small-town scale of the existing urban form. Development at these nodes should also seek over time to foster a mix of uses and pedestrian connectivity, allowing the nodes to evolve into village centers if possible and thereby minimizing the demands for local traffic.

Implementation Strategies

Maintenance of Comprehensive plan
Update of development regulations (as needed)



10. Conservation

Description

An integral facet to the City of Dawsonville is the natural resources and rural heritage of Dawson County that draws many to the area. Additional open space, parks, pocket, or corner parks in the city should continue to be a wellness component during future planning and development efforts. Planned improvements such as the development of Main Street Park and the Farmers Market will aid in achieving the city's goals for pedestrian accessibility and increased walkability throughout Dawsonville.

Land Use

Conservation

Implementation Strategies

Conduct forum reviewing/amending development regulations as needed.
Develop design guideline reference material.



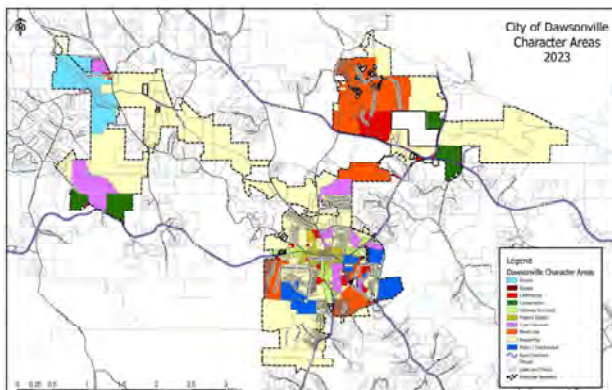
G. Quality Community Objectives

Since 1999 the Board of the Department of Community Affairs has identified various Quality Community Objectives (QCOs) as value statements of the development patterns and options that will help Georgia preserve her unique cultural, natural, and historic resources while looking to the future and developing to her fullest potential.

These ten objectives are adapted from accepted community development principles to fit the unique qualities of Georgia's cities and counties. Although these objectives are only recommendations, we are convinced that implementing these principles will result in greater efficiency and cost savings for local governments and a higher quality of life for their citizens.

Applicable DCA Quality Community Objectives	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Dawsonville	X	X	X	X	X	X	X	X	X	X

- Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
- Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.
- Sense of Place:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact,



walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

- **Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.
- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.
- **Transportation Options:** Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.
- **Educational Opportunities:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.
- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

III. IMPLEMENTATION PROGRAM

While the Future Land Use Map illustrates the physical conditions expressed within the Vision, the Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order to realize the community's goals.

A. Policies and Long-Term Objectives

One type of action a community can establish to achieve its vision is the establishment of policy. These are those ongoing principles and practices that the community will observe to realize specific objectives. Some policies may complement single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

- For each partner organization, designate a Council Member to serve as liaison.
- Support marketing of regional tourism and amenities within Dawsonville.
- Support new nominations for the National Register of Historic Places and designate local landmarks.
- Support the Dawson County Historical Society.
- Support the Dawson County Parks and Recreation Master Plan.
- Maintain partnerships with education institutions, Chamber and Development Authorities.
- Promote housing revitalization programs for homeowners.

B. Long-Term Activities and Ongoing Programs

In addition to establishing policy, communities may also establish long-term or ongoing programs and activities that support identified objectives. These measures may complement policies or may simply be action items that must be employed more than once. These are recognized here to distinguish their need and conditions apart from the single-action items and to identify any required special terms or context.

- Annual city review of Dawson County School System 5-year plans to ensure coordination of investment efforts and efficiency of services.
- Annual report concerning traffic data and updates to GDOT plans for region.
- Annual report summarizing economic projects conducted for Dawsonville.
- Annual Utility and Infrastructure Reports to ensure efficiency of services.
- Maintain inventory of viable infill opportunities.
- Monitor and sustain land use management policies through Comprehensive Planning and development regulations.

C. Report of Accomplishments

This is a review of the open items from the Short-Term Work Program (STWP) from 2019-2023. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as complete, in progress, either postponed or cancelled. Those items that have been postponed or cancelled must also include a reason for their status.

2018 STWP Item #	YEAR	DESCRIPTION	STATUS	COMMENT
1	2019	Main Street Park – Phase I (grading, infrastructure, utilities)	Completed	
2	2019	Farmer's Market – design & construct	Completed	
3	2019	Main Street Park – Phase II (playground, restroom)	Completed	
4	2019	Construct Well #111 & bring online	Completed	
5	2019	Upgrade Well #108 w/ new automated water filter system	In Progress	STWP 2025 (Item 20)
6	2019	Stabilize banks around sewage treatment pond #1	Completed	
7	2019	Video, seal casing & upgrade Well #109	In Progress	STWP 2026 (Item 33)
8	2019	Engineered design for long range sewage expansion	Canceled	No longer necessary.
9	2019	Grind & repave cemetery parking lot	In Progress	STWP 2027 (Item 40)
10	2019	Sidewalk from Shoal Creek Rd to Rain Hill subdivision	Completed	
11	2019	Computer Upgrade	Completed	
12	2019	Annex unincorporated islands into City	In Progress	Moved to Long-Term Activities and Ongoing Programs
13	2019	Expansion of Historic District	Canceled	Other alternatives to be considered, as necessary.
14	2019	Develop Bicycle and Pedestrian Accessibility Master Plan	Canceled	TBD at a later date if funding and need available.
15	2019	Report on funding options for greenspace acquisition	Canceled	No longer necessary.
16	2019	Report on funding options for historic preservation	Canceled	No longer necessary.
17	2019	Review of tree/landscape ordinances	In Progress	STWP 2025 (Item 28)
18	2020	HVAC Unit Replacement on GRHOF/City Hall Complex	In Progress	STWP 2024-2027 (Item 14)
19	2020	Trail from Burton Creek Rd to Veteran's Memorial Park	In Progress	STWP 2028 (Item 48)

20	2020	Purchase Replacement/New Vehicle	In Progress	STWP 2024-2028 (Item 18)
21	2020	Purchase Chipper & Mowers	Completed	
22	2020	Water line infrastructure replacement	In Progress	STWP 2024-2028 (Item 10)
23	2020	Upgrade Well #110	Completed	
24	2020	Engineer & construct multiple crosswalks w/ traffic devices	In Progress	STWP 2026 (Item 42)
25	2020	Main Street Park – Phase III (Amphitheater, shelters)	In Progress	STWP 2024 (Item 1)
26	2020	Repave Angela Lane	Completed	
27	2020	Repave GRHOF/City Hall Complex Parking	In Progress	STWP 2025 (Item 36)
28	2020	Sidewalk from Rain Hill Subdivision to Hwy 9	In Progress	STWP 2026 (Item 43)
29	2020	Implement the Downtown Revitalization Streetscape	In Progress	STWP 2028 (Item 52)
30	2020	Conduct Feasibility Study for Adult Living Community	Completed	
31	2020	Consider reopening City streets	In Progress	STWP 2025-2028 (Item 27)
32	2020	Develop Property Redevelopment Guide	Canceled	No longer necessary.
33	2021	Water line infrastructure replacement	In Progress	STWP 2024-2028 (Item 10)
34	2021	Expand Wallace Park	In Progress	STWP 2028 (Item 41)
35	2021	Main Street Park – Phase IV (Splash Pad)	In Progress	STWP 2028 (Item 51)
36	2021	Purchase Vehicle Replacement	In Progress	STWP 2024-2028 (Item 18)
37	2021	Grind & repave Maple Street Town Homes	In Progress	STWP 2025-2028 (Item 44)
38	2021	Grind & Repave Stonewall Subdivision	In Progress	STWP 2025-2028 (Item 44)
39	2021	Saw cut, grind & repave Stegall Place	In Progress	STWP 2025-2028 (Item 44)
40	2021	Explore grant to move downtown power lines underground (per completed plan)	In Progress	STWP 2028 (Item 53)
41	2022	Grind & repave Rain Hill Subdivision	In Progress	STWP 2025-2028 (Item 44)
42	2022	Upgrade Shoal Creek Lift Station	In Progress	STWP 2024 (Item 7)
43	2022	Water line Infrastructure Upgrade	In Progress	STWP 2024-2028 (Item 10)

44	2022	Purchase Vehicle Replacement	In Progress	STWP 2024-2028 (Item 18)
45	2022	Paint Water Tower	Completed	
46	2022	Sidewalk Perimeter Road to downtown via Hwy 53	In Progress	STWP 2025 (Item 26)
47	2022	Construction of tertiary wastewater treatment plant	In Progress	STWP 2024-2025 (Item 3)
48	2022	Sidewalk Perimeter Rd to downtown via Hwy 9	In Progress	STWP 2025 (Item 25)
49	2022	Purchase Vehicle Replacement	In Progress	STWP 2024-2028 (Item 18)
50	2022	Comp Plan update – Community Assessment	Completed	
51	2022	Conduct Perimeter Road Study	In Progress	STWP 2026-2028 (Item 31)
52	2022	Explore grants for neighborhood improvements	In Progress	STWP 2025 (Item 29)
53	2023	Upgrade Flat Creek Lift Station	In Progress	STWP 2026 (Item 30)
54	2023	Upgrade Well #106	In Progress	STWP 2025 (Item 35)
55	2023	Trash Can Replacement	In Progress	STWP 2025-2027 (Item 23)
56	2023	Sidewalk Additions	In Progress	STWP 2027 (Item 39)
57	2023	Design & Development of southern portion of Main St Park	In Progress	STWP 2024 (Item 1)
58	2023	Grind & repave Creekstone Subdivision	In Progress	STWP 2025-2028 (Item 44)
59	2023	Bring Well #109 online.	Completed	
60	2023	Grind & repave Maple Hill Dr, Jack Heard Dr, Mill's Ford, Flat Creek & Burt's Cross 2	Completed	
61	2023	Comp Plan update – Community Agenda	Completed	
62	2023	Sewer System Infrastructure Expansion	In Progress	STWP 2024-2026 (Item 11)

D. Short-Term Work Program

The third forward-thinking element of the Implementation Program is the Short-Term Work Program (STWP). Implementation actions the local government or other entities intend to take during the first five-year time frame. This can include any ordinances, administrative systems, community improvements or investments, financing a programs or initiatives to be put in place to realize the plan goals.

2024-2028 SHORT-TERM WORK PROGRAM

2023 STWP Item #	PLAN ELEMENT	DESCRIPTION	2024	2025	2026	2027	2028	EST. COST	DEPT. RESPONSIBILITY
1	Economic Dev	Main Street Park Phase II –pickle ball, basketball court, 2 nd rest room, shelter, expand skate park, expand disc golf, modular stage/amphitheater, shade for inclusive elements, additional electrical power	X					\$40 Pub	
2	Economic Dev	DCA Rural Zone Application	X	X				Plann	
3	Community Fac	Design, permit, fund, construct & operate new Wastewater Treatment Plan	X	X				\$15.0 Pub	
4	Community Fac	Update cemetery & historic structure records	X					\$6 Adm	

5	Community Fac	Land acquisition, drill new well, construct filter system/bldg., upgrade SCADA, & bring online	X					\$2.0 Pub
6	Community Fac	Relocate utilities for Shoal Creek Bridge Construction Project	X					\$41 Pub
7	Community Fac	Upgrade Shoal Creek Lift Station	X					\$10 Pub
8	Economic Dev	Develop Downtown Strategic Plan	X					\$10 Plann
9	Economic Dev	Miscellaneous upgrades to GA Racing Hall of Fame/Dawsonville History Museum	X					\$72 Pub
10	Community Fac	Water system infrastructure replacement, upgrades & improved fire flows	X	X	X	X	X	\$300.0 Pub
11	Community Fac	Sewer System Infrastructure Upgrades	X	X	X			\$250.0 Pub
12	Community Fac	Dredge wastewater pond	X					\$1.0 Pub
13	Community Fac	Generators for water wells & sewer lift stations	X	X				\$80 Pub
14	Community Fac	HVAC unit replacement on City Hall Complex	X	X	X	X		\$50.0 Pub
15	Economic Dev	Convert space in City Hall Complex to restaurant, distillery, and brewery, renovate patio	X					\$45 Pub
16	Community Fac	Land Acquisition for new water tower	X					\$21 Pub
17	Transportation	Improve roundabout downtown at old courthouse	X					\$25 Pub

18	Community Fac	Vehicle & equipment replacement Public Works & Utility Departments	X	X	X	X	X	\$100.0 Pub
19	Economic Dev	Redesign & Expand City Hall Parking & Sidewalks	X					\$35 Pub
20	Community Fac	Upgrade well #108 w/new automated filter system	X					\$80 Pub
21	Community Fac	Sidewalk connecting Allen St to Hwy 9N & Robinson Road	X					\$30 Pub
22	Community Fac	Upgrade Rain Hill Lift Station	X					\$50 Pub
23	Community Fac	Trash Can Replacement	X	X	X			\$25.0 Pub
24	Community Fac	Computer System Upgrade	X			X		\$20.0 Adm
25	Community Fac	Sidewalk from Perimeter Rd/Burts Crossing to Downtown along Hwy 9	X					\$1.2 Pub
26	Community Fac	Sidewalk from Perimeter Rd/Hwy 53E to Downtown along Hwy 53	X					\$1.5 Pub
27	Economic Dev	Design, implement, construct projects for downtown strategic plan including reopening city streets	X	X	X	X	X	Pub
28	Economic Dev	Review of tree/landscape ordinances	X					\$ Planr

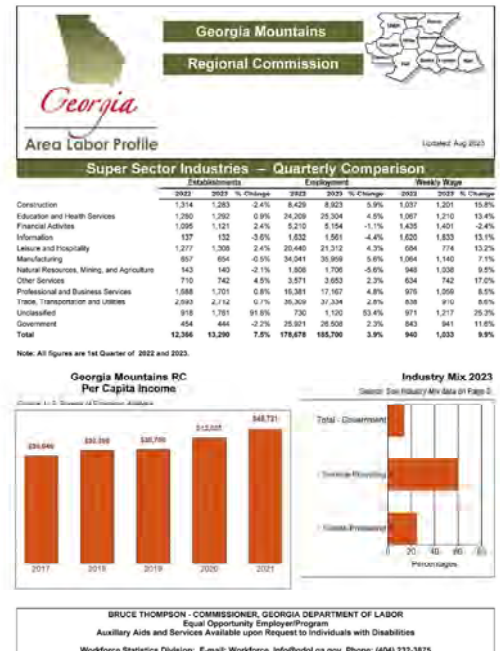
29	Economic Dev.	Explore grants for neighborhood improvements		X			TBD Planning & Dev	TBD
30	Community Fac	Upgrade Flat Creek Lift Station			X		\$1,000,000.00 Public Works	Enterprise
31	Transportation	Perimeter Road Extension Design Study, ROW acquisition, construction including roundabout at Hwy 9S & Perimeter Rd			X	X	\$26,000,000.00 Public Works	GDOT, future TSPLOST
32	Economic Dev	Farmer's Market expansion land acquisition, design & construction			X		\$1,250,000.00 Public Works	Grant, future SPLOST, Impact Fees
33	Community Fac	Upgrade Well #109 w/new automated filter system, sleeve/casing, new motor			X		\$1,000,000.00 Public Works	Enterprise fund
34	Community Fac	Construct new 3rd elevated water storage tank			X		\$2,000,000.00 Public Works	Enterprise fund, Grant, finance
35	Community Fac	Upgrade Well #106		X			\$25,000 Public Works	City Funds
36	Transportation	Repave GRHO/City Hall Complex Parking		X			\$60,000 Public Works	City Funds
37	Transportation	Intersection Improvement - Roundabout at Hwy 9N & Perimeter Road				X	\$2,200,000.00 Public Works	GDOT, future TSPLOST
38	Community Fac	Land Acquisition for future park & recreation				X	TBD Public Works	Impact Fees, Grants, SPLOST
39	Community Fac	Replace sidewalks as needed & add more				X	TBD Public Works	TBD
40	Transportation	Grind & Repave cemetery parking lot				X	\$125,000.00 Public Works	Cemetery
41	Community Fac	Expand niche columbarium at Wallace Park				X	\$100,000.00 Public Works	Cemetery

42	Community Fac	Engineer & construct multiple crosswalks w/ traffic devices			X		\$200,000 Public Works	GDOT
43	Transportation	Sidewalk from Rain Hill Subdivision to Hwy 9			X		\$185,000 Public Works	SPLOST
44	Transportation	Grind/repave (saw cut as necessary) Maple, Stegal, Richmond, Stonewall, Creekstone, Rain Hill, Allen, Burts Crossing, Georges Place, Robinson, Raymond Parks, Pearl Chambers, Perimeter, Stegal, Elliott Village Rd/St.			X	X	\$2,500,000.00 Public Works	Future TSPLOST
45	Transportation	Intersection Improvements – roundabout at Hwy 53/Allen St intersection w/connection to Hwy 9			X	X	\$2,500,000.00 Public Works	Future TSPLOST & Grants for Downtown Strategic Plan
46	Transportation	Intersection Improvements jointly with Dawson County at Shoal Creek/Perimeter Road				X	\$1,000,000.00 Public Works	Future TSPLOST
47	Transportation	Convert Dirt Roads to Paved jointly with Dawson County – Cleve Wright, Reece, & Pamela Circle				X	\$2,500,000.00 Public Works	Future TSPLOST
48	Community Fac	Construct Trail jointly w/Dawson County from Burt Creek Rd to Veterans Memorial Park				X	TBD Public Works	Grant, Future TSPLOST, SPLOST, Impact Fees

49	Community Fac	With Dawson County, fund study & potential multi-use trail system connecting downtown to Rock Creek Park				X	TBD Planning & Dev	Grant, SPLOST, Impact Fees
50	Community Fac	Reroof City Hall Complex				X	\$600,000.00 Public Works	SPLOST, General & Enterprise
51	Community Facility	Main Street Park – Phase IV (Splash Pad)				X	\$425,000.00 Public Works	Future SPLOST, Grant, Impact Fees
52	Economic Dev	Implement Historic Downtown Revitalization & Streetscapes				X	TBD Public Works	Pending construction Perimeter Rd Extension
53	Economic Dev	Explore grant to move downtown power lines underground				X	TBD Planning & Dev	DCA, GDOT, City
54	Community Fac	2028 Comprehensive Plan				X	TBD Planning & Dev	General fund
55	Community Fac	Land acquisition for parks and greenspace			X	X	TBD Public Works	Impact Fees, future SPLOST

IV. APPENDICES

A. Georgia Mountains Regional Commission Area Labor Profile



Industry Mix - 1st Quarter of 2023

Code/Industry	Number of Firms	Employees	PERCENT	WEEKLY WAGE
AGRICULTURE, FORESTRY, FISHING AND HUNTING	128	1,559	0.8	1,011
Mining, Quarrying, and Oil and Gas Extraction	12	147	0.1	1,037
CONSTRUCTION	1,283	8,923	4.8	1,201
Manufacturing	654	25,959	13.4	1,140
Apparel	9	280	0.1	1,058
Beverage and Tobacco Product	35	685	0.4	971
Chemical	76	4,704	2.4	1,211
Computer and Electronic Product	17	200	0.1	1,058
Electrical Equipment, Appliance, and Component	17	604	0.3	1,100
Fabricated Metal Product	109	3,021	1.6	1,212
Food	84	14,089	7.6	1,040
Furniture and Related Product	45	1,209	0.7	1,108
Leather and Allied Product	1	+	+	+
Machinery	47	3,770	2.0	1,251
Miscellaneous	55	1,489	0.8	1,441
Nonmetallic Mineral Product	34	406	0.2	1,065
Paper	4	+	+	+
Petroleum and Coal Products	4	+	+	+
Plastics and Rubber Products	30	1,587	0.8	1,160
Primary Metal	8	600	0.3	1,357
Printing and Related Support Activities	36	696	0.4	1,270
Textile Mills	13	980	0.5	958
Textile Product Mills	9	86	0.0	521
Transportation Equipment	26	4,158	2.2	1,070
Wood Product	38	578	0.3	925
Service-Providing	9,098	111,495	60.0	1,496
Utilities	33	830	0.4	1,899
Wholesale Trade	249	7,042	3.6	1,291
Retail Trade	1,814	23,483	12.6	1,165
Transportation and Warehousing	316	5,976	3.2	1,185
Information	132	1,981	0.8	1,833
Finance and Insurance	621	3,773	2.0	1,575
Real Estate and Rental and Leasing	499	1,381	0.7	929
Professional, Scientific, and Technical Services	623	4,962	2.7	1,244
Management of Companies and Enterprises	41	2,614	1.4	1,876
Administrative and Support and Waste Management and Remediation Services	707	9,590	5.2	740
Educational Services	96	4,181	2.2	805
Health Care and Social Assistance	1,191	21,142	11.4	1,329
Arts, Entertainment, and Recreation	167	2,009	1.1	3,987
Accommodation and Food Services	1,141	19,323	10.4	439
Other Services (except Public Administration)	742	3,693	2.0	742
UNCLASSIFIED - INDUSTRY NOT ASSIGNED	1,781	1,129	0.6	1,217
Total - Private Sector	12,848	118,142	63.7	1,048
Total - Government	444	26,599	14.3	940
Federal Government	73	1,054	0.6	1,497
State Government	168	5,468	3.0	843
Local Government	203	19,827	10.7	909
ALL INDUSTRIES	13,292	144,740	78.0	1,032

Note: * Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees, both hourly and salaried, by the average number of employees who had earnings. Average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are for the first quarter of 2023.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

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Annual Labor Force Activity - 2022

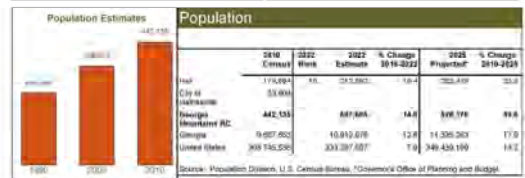
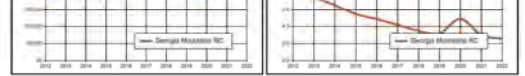
ANNUAL AVERAGES											
Labor Force			Employed			Unemployed			Rate		
2021	2022	% Change	2021	2022	% Change	2021	2022	% Change	2021	% Change	
Banks	10,311	10,387	0.7%	10,348	10,383	0.0%	383	344	-7.2%	2.2%	-1.8%
Chickens	13,137	13,407	2.1%	13,744	13,887	1.0%	383	344	-4.8%	2.7%	-2.4%
Franklin	9,984	9,960	-0.2%	9,811	9,874	0.7%	373	318	-15.3%	3.7%	-13.8%
Habersham	18,504	18,779	1.5%	17,842	18,201	2.0%	662	578	-12.7%	3.6%	3.1%
Hall	104,564	107,171	2.5%	101,742	104,811	3.0%	2,812	2,360	-16.0%	2.7%	-1.6%
Hart	11,831	12,111	2.4%	11,178	11,745	5.1%	483	566	17.2%	3.9%	21.1%
Lumpkin	17,586	18,582	5.6%	17,112	18,131	6.0%	483	481	-0.4%	2.7%	-2.4%
Rabun	7,562	7,774	2.8%	7,314	7,548	3.2%	238	228	-4.2%	3.2%	-4.4%
Stephens	10,436	10,640	2.0%	9,943	10,262	3.2%	452	378	-16.4%	4.2%	16.3%
Towns	4,037	4,066	0.7%	3,875	3,900	0.6%	162	166	2.5%	4.1%	2.8%
Union	11,116	11,458	3.1%	10,811	11,157	3.2%	305	301	-1.3%	2.6%	-1.4%
White	16,812	17,015	1.2%	16,187	16,609	2.6%	425	406	-4.5%	2.6%	-2.3%
Georgia	206,458	214,945	4.1%	205,447	208,895	1.6%	6,841	6,023	-11.9%	2.4%	-7.7%
Georgia Mountains RC	5,179,121	5,234,378	1.1%	4,877,982	4,978,363	2.0%	201,589	186,182	-7.2%	3.9%	-12.1%
United States	161,254,000	164,287,000	1.9%	160,881,000	163,291,000	1.5%	8,623,000	8,986,000	4.2%	3.8%	-3.1%

Note: The series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking a job.

Source: Georgia Department of Labor, U.S. Bureau of Labor Statistics.

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor, U.S. Bureau of Labor Statistics.



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Top Employers - 2023*

TEN LARGEST EMPLOYERS

Georgia Mountains RC	Employees	Establishments	Employment
Catlett, Inc.	5-9	1,194	10,815
Fieldale Farms Corporation	10-19	1,984	13,172
Fox Racing Shox	20-49	1,467	20,297
Costco Wholesale Corporation	50-99	651	28,721
Ingles Markets, Inc.	100-249	378	26,301
Kubota Manufacturing of America Corporation	250-499	201	30,190
Northwest Georgia Medical Center, Inc.	500-999	84	21,280
Northwest Georgia Physicians Group	1000- and over	19	13,209
Pilgrim's Pride Corporation		12	19,833
Walmart		13,789	183,618

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the first quarter of 2023. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Education of the Labor Force

Georgia Mountains RC

PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
	18-24	25-34	35-44	45-54	65+
Elementary	8.6%	4.8%	9.6%	8.5%	6.5%
Some High School	13.9%	20.1%	14.3%	11.9%	15.9%
High School Grad/GED	34.0%	35.8%	33.0%	34.5%	31.5%
Some College	20.9%	33.1%	21.0%	18.5%	16.4%
College Grad 2 Yr	5.8%	3.0%	6.6%	7.2%	6.4%
College Grad 4 Yr	10.8%	3.0%	10.8%	13.2%	10.6%
Post Graduate Studies	8.2%	0.1%	4.6%	6.5%	8.0%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18-65+. Some College category represents workers with some college with no degree less than two years.

Source: U.S. Census Bureau - 2010 Decennial Census.

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High School Graduates - 2022

	PUBLIC SCHOOLS	PRIVATE SCHOOLS	TOTAL
Banks	167	---	167
Bowling	297	---	297
Franklin	232	---	232
Habersham	869	---	869
Hall	2,271	---	2,271
Hart	221	---	221
Lumpkin	226	---	226
Rabun	156	---	156
Stephens	226	---	226
Towns	68	---	68
Union	210	---	210
White	252	---	252
Georgia Mountains RC	4,812	---	4,812

Note: Public schools include city as well as county schools systems.

* Private schools data is not available for 2022 from Georgia Independent School Association.

Source: The Georgia Office of State Information at Georgia.gov

Colleges and Universities

Georgia Mountains RC

Lumpkin	
University of North Georgia (Blair Campus)	unb.edu
Hall	
University of North Georgia (Gainesville Campus)	unb.edu
Georgia State University	www.gsu.edu
University of Technology (Gainesville Campus)	www.uto.edu
Lincoln Technical College	www.lincolntech.edu
Franklin	
Georgia College	www.gacollege.edu
Habersham	
North Georgia Technical College	www.northga.technical.edu
Piedmont College	www.piedmont.edu
Stephens	
Townsend College	www.townsend.edu
White	
Truett McConnell University	www.truettmcconnell.edu
Towns	
Young Harris College	www.young-harris.edu

Note: This college and university list includes public and private institutions. This list is updated periodically as information is received available.

Source: Integrated Postsecondary Education Data System (IPEDS)

Technical College Graduates - 2022*

PROGRAMS	TOTAL GRADUATES	PERCENT CHANGE
Advanced Technology Education and Training	2021	2022
	140	147
	5.0%	5.0%

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Technical College Graduates - 2022*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Administrative Planning and Operations Services, General	46	39	31	-15.2	-20.5
Aesthetic/Electrolysis and Skin Care Specialist	53	50	54	-5.7	7.8
Allied Health and Medical Assisting Services, Other	19	22	6	15.8	-72.7
Architectural Drafting and Architectural CAD/CADD	4	3	1	-25.0	-66.7
Automotive Collision and Repair Technology/Technician	76	65	34	-15.8	-47.7
Automotive/Automotive Mechanics Technology/Technician	272	190	160	-30.1	-15.8
Business Administration and Management, General	177	245	251	40.1	2.4
CAD/CADD Drafting and Design Technology/Technician	61	59	34	-3.3	-44.1
Child Care Services/Assistant	134	104	176	-22.4	68.3
Clinical/Medical Laboratory Technician	15	16	15	6.7	-6.3
Commercial Photography	14	16	26	14.3	62.5
Computer Installation and Repair Technology/Technician	20	20	13	0.0	-35.0
Cosmetology/Cosmetologist, General	287	283	236	-1.4	-16.6
Criminal Justice/Early Studies	87	86	99	-1.1	15.1
Culinary Arts/Chief Training	11	11	7	0.0	-36.4
Data Processing and Data Processing Technology/Technician	64	7	3	-87.5	-57.1
Dental Assisting/Assistant	10	10	11	0.0	10.0
Design and Visual Communications, General	20	24	29	20.0	20.8
Drafting and Design Technology/Technician, General	25	7	6	-72.0	-14.3
Early Childhood Education and Teaching	20	44	37	120.0	-15.9
Electrical and Power Transmission Installation/Repair, General	17	45	12	164.7	-73.3
Electron	72	92	98	27.8	6.5
Emergency Medical Technology/Technician (EMT/Paramedic)	153	103	94	-32.7	-8.8
Environmental Control Technology/Technicians, Other	11	11	11	0.0	0.0
Fire Science/Fire Fighting	26	26	19	0.0	-26.9
Fire Services Administration	3	1	2	-66.7	100.0
Food Preparation/Professional Cooking/Kitchen Assistant	11	12	13	9.1	8.3
Graphic Design	5	9	8	80.0	-11.1
Health Information/Medical Records Technology/Technician	21	15	21	-33.3	40.0
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology	124	112	122	-9.7	8.9
Human Resources Management/Personal Services/Recruiting, General	31	15	20	-51.6	33.3
Industrial Mechanics and Maintenance Technology	247	196	182	-20.6	-7.1
Interior Design	44	44	34	0.0	-22.7
Licensed Practical/Vocational Nurse Training	56	63	63	12.5	0.0
Librarian	10	21	16	110.0	-23.8
Machine Shop Technology/Assistant	69	44	26	-39.3	-40.9
Mechanical and Repair Technology/Technician, General	100	52	3	-48.0	-94.2

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Technical College Graduates - 2022*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Medical Insurance Coding Specialist/Coder	15	15	19	0.0	26.7
Medical Office Assistant/Operator	54	64	56	18.5	-12.5
Medical/Clinical Assistant	90	91	97	1.1	6.6
Nursing Assistant/Aide and Patient Care Assistant/Aide	40	44	21	10.0	-52.3
Pharmacy Technician/Assistant	62	110	107	75.8	-2.7
Phlebotomy Technician/Phlebotomist	6	14	17	133.3	21.4
Physiotherapist, Technical, Business and Quantitative Writing	10	45	30	350.0	-33.3
Radiologic Technology/Science - Radiographer	17	19	17	11.8	-5.3
Surgical Technology/Technician	9	9	11	0.0	22.2
Truck and Bus Driver/Commercial Vehicle Operator and Instructor	22	30	42	36.4	40.0
Web Page, Digital/Multimedia and Information Resources Design	8	17	6	112.5	-64.7
Welding Technology/Welder	284	372	196	32.4	-47.3

Definition: All graduates except those listed as technical certificates are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.
Source: Technical College System of Georgia
*Data shown represents Annual 2020, 2021, and 2022.
Note: Please visit TCSO website for any college configuration changes.

Georgia Department of Labor Location(s)

Center Center(s)
2750 Atlanta Hwy
Gainesville, GA 30604
Phone: (770) 531-5484 Fax: (770) 531-5689

17 Edwards Blvd
Toccoa, GA 30577-3482
Phone: (706) 282-4514 Fax: (706) 282-4513

940 Apalachee Highway
PO BOX 488
Blue Ridge, GA 30513
Phone: (706) 632-2033 Fax: (706) 632-7316

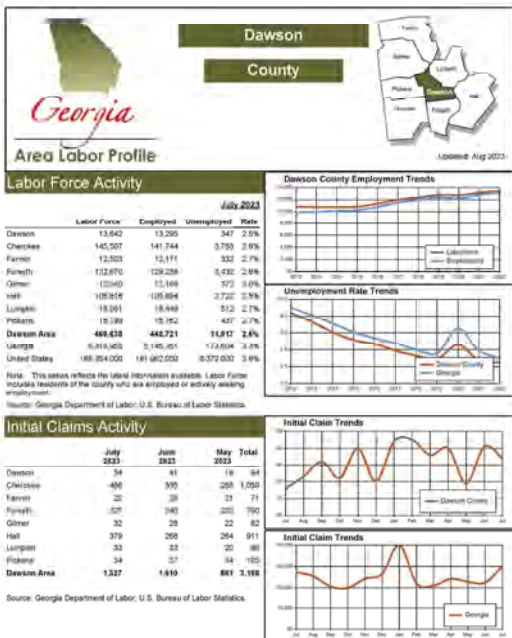
For copies of Area Labor Profiles, please visit our website at: <http://dol.ga.gov> or contact Workforce Statistics Division, Georgia Department of Labor, 148 Andrew Young International Bldg., Suite 276, Atlanta, GA 30303-1751. Phone: 404-233-3875. Fax: 404-233-3888 or Email us at: workforce_info@dol.ga.gov

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B. Dawson County/Dawsonville Area Labor Profile

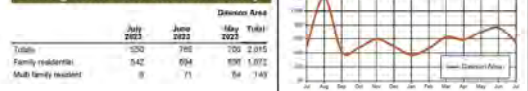


Version 4.0

Dawson Area

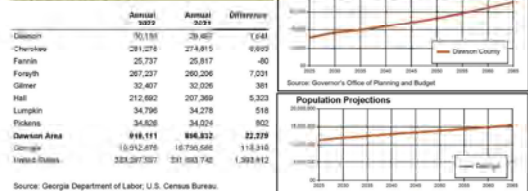
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Building Permit Construction Activity

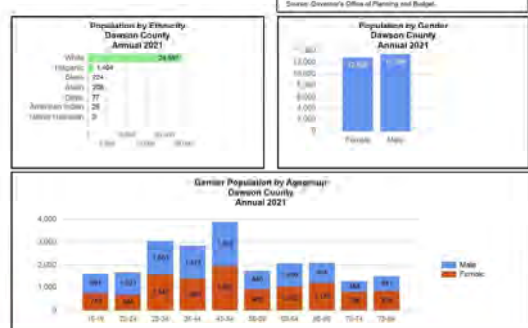


Source: U.S. Census Bureau

Population Activity



Source: Georgia Department of Labor, U.S. Census Bureau



Version 4.0

Dawson Area

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Industry Mix - 1st Quarter of 2023

INDUSTRY	Dawson				Dawson Area			
	NUMBER OF FIRMS	EMPLOYMENT	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT	PERCENT	WEEKLY WAGE
Goods-Producing	133	1,169	11.8	1,134	3,660	42,638	21.4	1,248
Agriculture, Forestry, Fishing and Hunting	6	15	0.2	652	110	703	0.2	1,110
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0	0	19	387	0.1	1,829
Construction	88	820	8.3	1,041	2,509	19,940	8.7	1,266
Manufacturing	29	626	6.3	1,235	1,022	41,900	14.3	1,180
Food	2	0	0.0	0	99	15,732	3.4	999
Beverage and Tobacco Product	3	5	0.1	903	44	638	0.3	1,007
Apparel	2	0	0.0	0	10	344	0.1	1,689
Printing and Related Product Activities	2	0	0.0	0	72	1,401	0.5	1,336
Plastics and Rubber Products	1	0	0.0	0	38	1,504	0.6	1,159
Nonmetallic Mineral Product	5	72	0.7	914	81	775	0.3	1,178
Primary Metal	1	0	0.0	0	10	1,011	0.3	1,326
Fabricated Metal Product	5	125	1.3	1,169	132	3,513	1.2	1,363
Machinery	1	0	0.0	0	80	3,722	1.3	1,402
Furniture and Related Product	2	0	0.0	0	83	1,011	0.3	1,067
Miscellaneous	5	13	0.1	1,014	109	1,332	0.5	1,116
Leather and Allied Product	0	0	0.0	0	0	0	0.0	0
Paper	0	0	0.0	0	5	38	0.0	1,706
Petroleum and Coal Products	0	0	0.0	0	0	0	0.0	0
Textile Mills	0	0	0.0	0	9	289	0.1	1,097
Textile Product Mills	0	0	0.0	0	28	832	0.1	838
Transportation Equipment	0	0	0.0	0	32	4,614	1.6	974
Electrical, Equipment, Appliance, and Computer	0	0	0.0	0	36	944	0.3	1,646
Wood Product	0	0	0.0	0	51	893	0.3	954
Computer and Electronic Product	0	0	0.0	0	89	1,091	0.6	2,216
Chemical	0	0	0.0	0	70	1,432	0.5	1,521
Service-Providing	680	7,459	74.9	691	17,145	191,222	65.3	1,967
Utilities	1	0	0.0	0	21	908	0.3	1,963
Wholesale Trade	32	313	3.2	827	1,311	13,566	4.6	1,606
Retail Trade	180	3,080	31.2	591	2,461	29,606	13.9	722
Transportation and Warehousing	18	89	0.9	1,106	403	7,359	2.5	1,253
Information	7	60	0.6	1,114	360	3,435	1.2	1,654
Finance and Insurance	43	223	2.3	1,900	1,181	6,229	2.1	1,678
Real Estate and Rental and Leasing	34	81	0.8	1,302	1,015	2,925	1.0	1,071
Professional, Scientific, and Technical Services	80	347	3.5	1,165	2,801	13,014	4.4	1,546
Management of Companies and Enterprises	2	0	0.0	0	87	2,369	0.8	2,005
Administrative and Support and Waste Management and Remediation Services	45	293	3.0	801	1,501	17,982	6.1	686
Educational Services	8	19	0.2	827	289	3,339	1.2	819
Health Care and Social Assistance	63	598	6.0	885	2,190	38,819	13.3	1,330
Arts, Entertainment, and Recreation	15	261	2.6	423	352	4,400	1.5	2,101
Accommodation and Food Services	80	1,746	17.7	452	1,614	20,949	10.2	442
Other Services (except Public Administration)	58	254	2.6	740	1,379	8,892	2.4	831
Unclassified - Industry not assigned	141	89	0.9	1,141	4,288	2,619	6.9	1,210
Total - Private Sector	944	9,867	97.7	755	25,873	256,471	87.8	1,111
Total - Government	23	1,219	12.3	873	431	36,180	12.4	1,323
Federal Government	1	39	0.4	1,321	83	1,449	0.5	1,635
State Government	11	171	1.7	803	140	4,865	1.7	871
Local Government	11	1,009	10.2	868	228	29,864	10.2	1,002
ALL INDUSTRIES	967	9,868	100.0	778	26,304	292,671	100.0	1,190
ALL INDUSTRIES - Georgia					376,446	4,757,073		1,363

Note: * Denotes confidential data relating to individual employees and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars by all employees, both hourly and salaried. By the average number of employees who had earnings, wage earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are for Quarter of 2023.

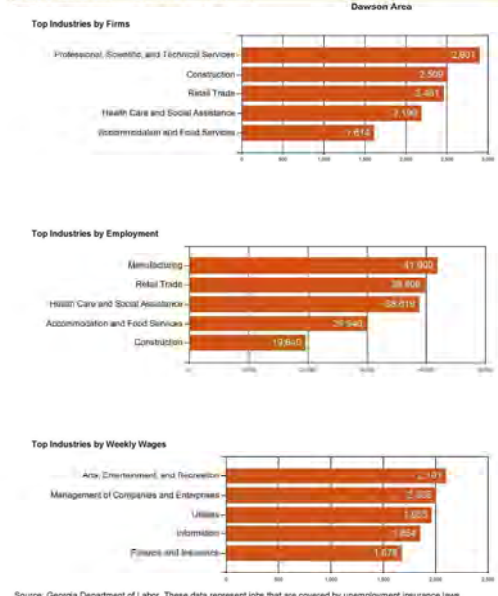
Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

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Dawson Area

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Top Industries - 1st Quarter of 2023



Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

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Dawson Area

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Technical College Certificate Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE		
	2020	2021	2022	2020-2021	2021-2022	
Unemployment/Compensation, General	129	120	111	-7.0	-7.5	
Child Care Provider/Assistant	503	115	505	-77.1	1.8	
Nursing Assistant/Aide and Patient Care Assistant/Aide	82	101	103	23.2	2.0	
Marketing Technology/Marketing	191	242	34	26.2	-85.5	
Industrial Maintenance and Maintenance Technology	182	196	79	10.5	-59.7	
Automotive/Automotive Mechanics Technology/Technician	140	87	58	-58.6	-33.3	
Aesthetician/Esthetician and Skin Care Specialist	33	30	54	-8.1	80.0	
Medical Office Assistant/Assistant	79	80	50	1.3	-37.5	
Business Administration and Management, General	46	103	44	123.4	-57.3	
Professional, Technical, Business, and Scientific Writing	11	33	36	200.0	9.1	

Source: Technical College System of Georgia
Note: Please visit TCSG website for any college configuration changes.

Technical College Diploma Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE		
	2020	2021	2022	2020-2021	2021-2022	
Chemistry/Chemical, General	88	14	16	-84.1	14.3	
Business Administration and Management, General	26	41	38	53.8	-7.3	
Medical/Clinical Assistant	57	40	56	-29.8	40.0	
Expanded Practical/Vocational Incentive Training	24	25	30	4.2	20.0	
Welding Technology/Welder	41	31	36	-24.4	16.1	
Accounting Technology/Technician and Bookkeeping	38	20	22	-47.4	10.0	
Industrial Mechanics and Maintenance Technology	48	26	19	-45.8	-26.9	
Early Childhood Education and Teaching	15	20	17	33.3	-15.0	
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology	24	12	12	-50.0	0.0	
Criminal Justice/Safety Studies	13	11	11	-15.4	0.0	

Source: Technical College System of Georgia
Note: Please visit TCSG website for any college configuration changes.

Technical College Degree Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE		
	2020	2021	2022	2020-2021	2021-2022	
Business Administration and Management, General	42	53	41	23.8	-22.6	
Accounting Technology/Technician and Bookkeeping	26	28	29	7.7	3.6	
Industrial Mechanics and Maintenance Technology	26	22	25	-15.4	13.6	
Radiologic Technology/Science - Radiographer	17	18	17	5.9	-5.6	
Early Childhood Education and Teaching	14	26	15	85.7	-40.7	
Health Design	8	15	14	87.5	-6.7	
Design and Visual Communications, General	9	8	11	-11.1	37.5	
Criminal Justice/Safety Studies	18	16	11	-11.1	-31.3	
Surgical Technology/Technician	8	7	11	-12.5	42.9	
Automotive/Automotive Mechanics Technology/Technician	15	14	14	-6.7	0.0	

Source: Technical College System of Georgia
Note: Please visit TCSG website for any college configuration changes.

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Dawson Area

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Top Ten Largest Employers - 2022*

Dawson	Dawson Area	COUNTY
Bid Manufacturing, Inc.	Fieldale Farms Corporation	Hall
Chick-Fil-A	Gold Creek Processing, LLC	Lanier
Gold Creek Processing, LLC	Public Super Market, Inc.	Hall
Shreve Co., Inc.	The Home Depot	Hall
The Home Depot	Kubota Manufacturing of America Corporation	Hall
The Kroger Company	Northeast Georgia Medical Center, Inc.	Hall
Under Armour Retail, Inc.	Northeast Hospital, Inc.	Cherokee
Wal-Mart	Wal-Mart	Cherokee
	Wal-Mart	Cherokee

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the first quarter of 2022. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Education of the Labor Force

Dawson Area	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-54	55+
Elementary	4.8%	2.1%	3.2%	6.2%	4.8%	6.0%
Some High School	6.7%	12.4%	6.3%	6.3%	5.1%	6.9%
High School Grad/GED	24.7%	37.3%	23.7%	18.9%	23.2%	28.2%
Some College	21.8%	34.3%	21.8%	18.4%	20.0%	21.0%
College Grad 2 yr	7.2%	4.3%	4.3%	7.2%	9.9%	6.7%
College Grad 4 yr	23.1%	8.0%	26.9%	26.8%	26.2%	19.4%
Post Graduate Studies	11.8%	0.8%	9.3%	17.8%	12.7%	12.8%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some college.

Source: U.S. Census Bureau - 2021 ACS 5-Year Estimates

Georgia Department of Labor Location(s)

Career Center(s)
2750 Atlanta Hwy
Gainesville, GA 30504
Phone: (770) 535-1484 Fax: (770) 531-5999

For copies of Area Labor Profile, please visit our website at: <http://dol.ga.gov> or contact Workforce Statistics Division, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA 30303-1701, Phone: 404-233-3875, Fax: 404-233-3888 or Email us at: workforce_info@dol.ga.gov

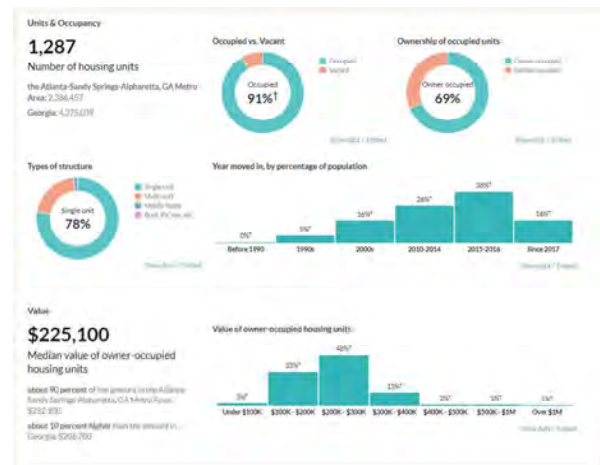
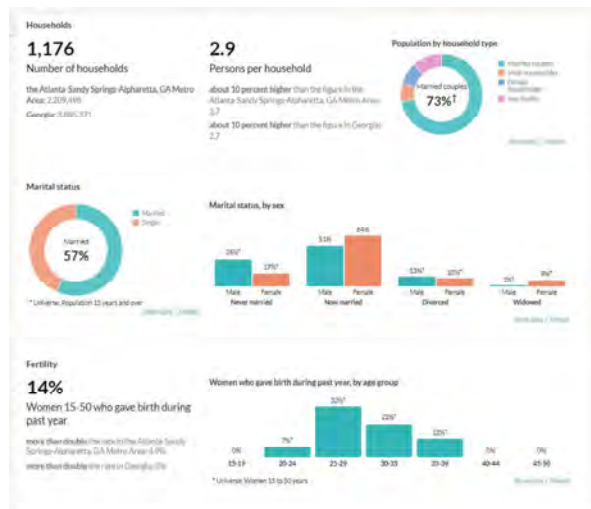
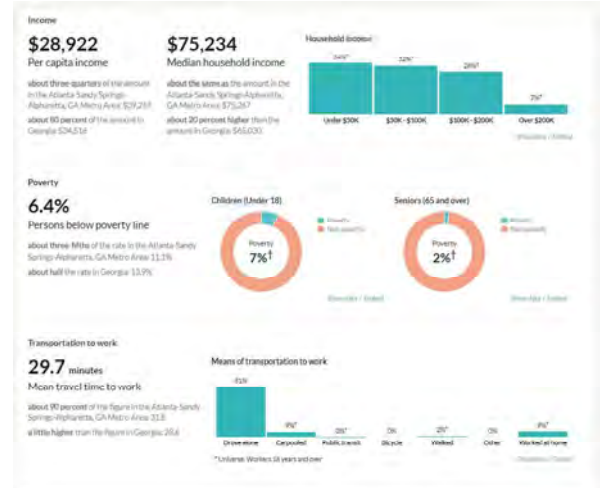
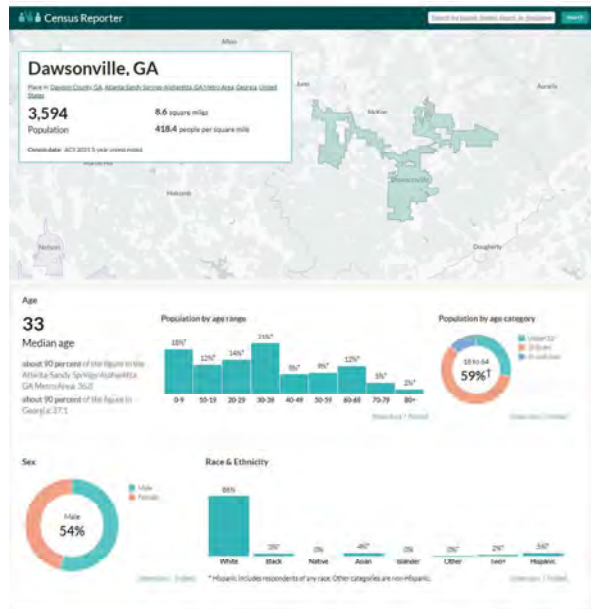
BRUCE THOMPSON - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
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Workforce Statistics Division: E-mail: Workforce_Info@dol.ga.gov Phone: (404) 233-3875

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Dawson Area

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C. Dawsonville Demographics



CITY OF DAWSONVILLE 2023 COMPREHENSIVE PLAN SURVEY

11.) Development can attract significant growth and development. Regarding these vital corridors in Dawsonville, please rank the following priorities, with 1 being most important.

_____ Managing traffic volumes
 _____ Managing safety
 _____ Luring more/new retail
 _____ Luring more/new dining
 _____ Luring new jobs
 _____ Preserving the appearance and rural character
 _____ Other (please list: _____)

12.) Regarding the previous questions on growth and development, should reactions be enacted to mitigate the impact of such on the city? (Reactions are payments made by a developer to local governments for the right to proceed with a project. Reactions can include development fees, impact fees, the dedication of public land, the construction or maintenance of public infrastructure, or the provision of public services.)

_____ Yes
 _____ No

13.) For the same growth and development questions would you support a fee or TSPLOST initiative to fund beautification, façade grant programs, transportation enhancements, etc. in certain areas such as downtown, elsewhere to entice these efforts? (What is a TSPLOST? A Special Purpose Local Option Sales Tax (SPLOST) is a sales tax used to fund capital outlay projects proposed by county and municipal governments. A Transportation SPLOST (T-SPLOST) is a sales tax where the capital outlays are intended for transportation purposes only (roads, streets, bridges).)

_____ Yes
 _____ No

14.) With respect to economic development, our top priorities should be (pick 2):

_____ Attract/sustain new commercial businesses
 _____ Attract/sustain new manufacturing and industry
 _____ Attract/sustain any business to downtown area
 _____ Attract/sustain any business with high paying jobs
 _____ Other (please list: _____)

15.) With respect to the previous question on economic development, our top priorities should be (pick 2):

_____ Attract/sustain new restaurants, cafes, coffee shops, etc.
 _____ Attract/sustain new core services: retail, dry cleaning, childcare, etc.
 _____ Attract/sustain any business for hospitality and leisure
 _____ Attract/sustain areas for creative space, business incubation, remote work, meeting space
 _____ Other (please list: _____)

Thank you for your time and for caring about your hometown!

CITY OF DAWSONVILLE 2023 COMPREHENSIVE PLAN SURVEY

Services

16.) On a scale of 1 (Very poor) to 5 (Very good), how do you rate each of the following public services:

_____ Water
 _____ Sewer
 _____ Police/ Public Safety/ EMS
 _____ Fire protection
 _____ General government
 _____ Parks and recreation
 _____ Roads
 _____ Schools
 _____ Other (please list: _____)

17.) Is water at your home/property provided by the city/county or a well?

_____ City/County
 _____ Well

18.) If you are on a well, would you switch to city water if it were available?

_____ Yes
 _____ No

19.) What type of home internet service do you have?

_____ DSL
 _____ Fiber Optic
 _____ Satellite
 _____ Cell Phone Hot Spot
 _____ None Available
 _____ Other (please list: _____)

20.) How would you rate your home internet service? Please rate your response from 1-5 with 1 being excellent and 5 being home internet service not available.

_____ 1
 _____ 2
 _____ 3
 _____ 4
 _____ 5

21.) What is keeping you from obtaining faster more reliable internet?

_____ Availability
 _____ Cost
 _____ Other

22.) Please share any other questions, comments, concerns or issues you feel are important and would like to elaborate on regarding life in Dawsonville and that have not been covered sufficiently in the survey questions above.

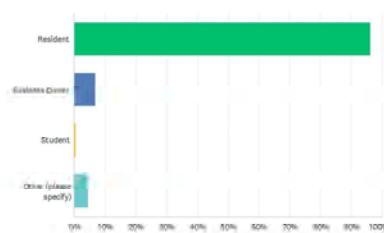
Thank you for your time and for caring about your hometown!

E. Dawsonville Comprehensive Plan Public Comment Survey Response Summary

2023 Dawsonville Comprehensive Plan Update

Q1 I am submitting comments for Dawsonville as a:

Answers: 842 Skipped: 0

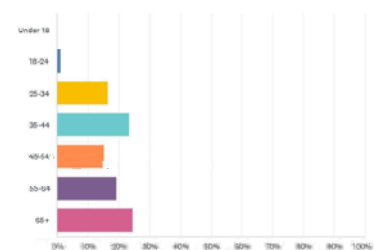


ANSWER CHOICES	RESPONSES	
Resident	96.15%	805
Business Owner	6.78%	5
Student	0.49%	2
Other (please specify)	6.52%	5
Total Respondents: 842		

2023 Dawsonville Comprehensive Plan Update

Q2 For purposes of future grant applications for Economic Development and Planning, the City and Stakeholder Committee wishes to identify the demographics beyond the previous identification question. Please answer the below age range question to aid us in this endeavor.

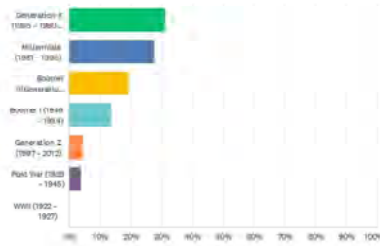
Answers: 842 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	1.13%	5
25-34	16.52%	73
35-44	20.89%	104
45-54	18.16%	87
55-64	19.23%	85
65+	24.43%	108
TOTAL		442

Q3 Please answer the below generational cohort question to aid us in this endeavor.

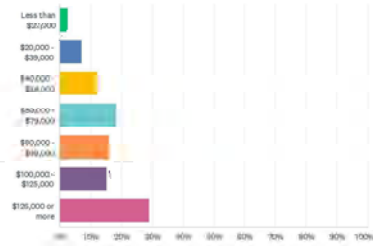
Answered: 440 Skipped: 2



ANSWER CHOICES	RESPONSES
Generation 1 (1945 - 1964)	32.34%
Millennial (1981 - 1996)	27.73%
Boomer (1946 - 1964)	18.00%
Generation 2 (1965 - 1980)	10.00%
Post War (1945 - 1964)	5.00%
WWII (1917 - 1927)	2.00%
TOTAL	100.00%

Q4 Please answer the below income level question to aid us in this endeavor.

Answered: 431 Skipped: 11



ANSWER CHOICES	RESPONSES
Less than \$20,000	2.30%
\$20,000 - \$39,999	10.88%
\$40,000 - \$59,999	15.09%
\$60,000 - \$79,999	10.23%
\$80,000 - \$99,999	10.01%
\$100,000 - \$124,999	10.00%
\$125,000 or more	25.00%
TOTAL	100.00%

sense community natural resources Small town vibe
 Community involvement Main Street park environment restaurants
 corridor Natural beauty Conservative values Dawsonville peaceful
 hometown feel Rural parks Friendly country great forest near
 strength close Small towns Location schools Nice amenities
 hiking need growth Still mountains Still mountains
 landscape love city community feel nature place live
 Police home beautiful Small Small town feel living Low crime
 family keep people good land shopping Quiet Safe residents
 citizens Proximity small town atmosphere Small town charm
 Tourism atmosphere small town atmosphere Small town charm
 mountains lake Opportunities trees many much surrounding

2023 Dawsonville Comprehensive Plan Update

Q5 As part of a SWOT (strength, weakness, opportunity, and threat) analysis please list a strength for Dawsonville.

Answered: 411 Skipped: 4

#	RESPONSES	DATE
1	Dawsonville still has a "small town feel". There's still beautiful open land. It's still relatively safe, and a lot of people know each other.	9/3/2023 10:41 PM
2	Community and safety	9/24/2023 7:32 AM
3	Dawsonville has done a excellent job on commercial revenue	9/22/2023 12:18 PM
4	Location and hometown feel	9/20/2023 1:12 PM
5	Beauty	7/31/2023 3:45 PM
6	Lots of undeveloped land	7/30/2023 10:14 AM
7	Strong police force/safety	7/28/2023 6:36 AM
8	Nature	7/28/2023 10:43 PM
9	Close to everything, shopping, Atlanta, mountain towns and Lake Lanier	7/28/2023 11:14 AM
10	Community oriented	7/26/2023 7:56 AM
11	small town feel	7/25/2023 3:41 PM
12	Events: Amnicola Farmers Market, Food Truck Fridays etc.	7/25/2023 3:39 PM
13	Geographic location / proximity to mountains, Atlanta & areas in between	7/25/2023 11:34 AM
14	Atlanta North also comfort	7/25/2023 9:08 AM
15	Location	7/25/2023 8:54 AM
16	Hometown feel: Main Street Park	7/24/2023 9:13 PM
17	Sense of community	7/24/2023 9:07 PM
18	Friendly community	7/24/2023 9:03 PM
19	Small town feel with just enough amenities close by	7/24/2023 8:54 PM
20	Location adjacent to other mountain towns and activities	7/24/2023 8:19 PM
21	History	7/24/2023 8:18 PM
22	good people	7/24/2023 7:54 PM

Uncontrolled growth local restaurants restaurants shops need repair
 activities going much development Commissioners entertainment
 Trying Rapid growth bad apartments chain restaurants quickly
 services places much growth N development Poor community high school
 etc restaurants downtown much infrastructure town developed
 see control housing need Lack area schools quality
 dining Limited Dawsonville city built enough county new growth fast
 due making planning roads fast growth many Crowded keep
 local businesses downtown area job Growing fast especially good
 fast food parks people lack infrastructure residents many apartments
 diversity retail work Small around congestion many chain restaurants
 water weakness opportunities city center food restaurants
 much growth fast

2023 Dawsonville Comprehensive Plan Update

Q6 As part of a SWOT (strength, weakness, opportunity, and threat) analysis please list a weakness for Dawsonville.

Answered: 407 Skipped: 12

#	RESPONSES	DATE
1	It is growing too fast, the roads cannot support such growth and we don't have the schools and staff to accommodate all of the people moving here.	9/3/2023 10:41 PM
2	Diversity	9/24/2023 7:32 AM
3	Dawsonville threat is increasing my home taxes 60 percent with out a visual look at my small property showing all of the value lost	8/22/2023 1:18 PM
4	To much growth to fast with to much low income housing being built	8/22/2023 1:12 PM
5	Lack of infrastructure/good paved city roads	7/31/2023 3:45 PM
6	All the growth is for new income. I apartment complexes, cheap restaurants, discount outlets and all along the 420 corridor	7/30/2023 10:14 AM
7	Need ALL roads and sidewalks to be assessed and paved or patched like Lumpkin campground rd and Dawson forest rd by outlets	7/28/2023 11:14 AM
8	Growth but no infrastructure	7/28/2023 10:43 PM
9	Need to develop apartment area	7/25/2023 11:34 AM
10	Lack of retail complexes	7/25/2023 9:08 AM
11	commission	7/25/2023 8:54 AM
12	Major thoroughfare (Hwy 52) runs through center of town	7/25/2023 3:39 PM
13	City Center could use a bit more development	7/25/2023 11:34 AM
14	Concentrated development focus on 420 corridor	7/25/2023 9:08 AM
15	No downtown	7/25/2023 8:54 AM
16	Lacking a "town center", in need of high end restaurants	7/24/2023 9:13 PM
17	Lack of infrastructure to support the excessive development	7/24/2023 9:07 PM
18	Traffic building up	7/24/2023 8:19 PM
19	Nothing drawing visitors or locals to downtown that stays. No parking and too much traffic through downtown	7/24/2023 8:18 PM

expansion Try residents work local businesses coffee shops
infrastructure limit downtown Dawsonville location pay town square
slow growth small town control growth small town feel still High benefit
used old town building new community bring make quality local houses
stores Develop county plan better shops jobs family
higher income great homes s downtown plan Create much
around city Lots history town city growth needs area live remain country
coming go Dawsonville opportunity people slow square
improving Keep
charm time Small business small downtown area increase many
chains tourism Dahlgren maintain feel destination N development Park
Smart Promote encourage beautiful play preserve eat new business Stop
Forsyth county Stop building events attract Agriculture

2023 Dawsonville Comprehensive Plan Update

Q7 As part of a SWOT (strength, weakness, opportunity, and threat) analysis please list a opportunity for Dawsonville.

Approved: 295 Skipped: 47

#	RESPONSES	DATE
1	More people in the county will bring in more money in the county, which will bring in more resources	9/9/2023 10:41 PM
2	Uptown	9/24/2023 7:30 AM
3	Dawsonville	9/22/2023 12:18 PM
4	Do not miss the mistake of other Metro counties	9/23/2023 1:12 PM
5	More downtown restaurants	7/31/2023 3:45 PM
6	Show an interest in the arts and culture	7/30/2023 10:14 AM
7	Affordable senior housing	7/26/2023 8:38 AM
8	Family friendly fun	7/26/2023 10:48 PM
9	Sidewalks in the downtown area for walking like the ones in the park that would encourage people to be downtown	7/26/2023 11:11 AM
10	Need more outdoor areas for facilities	7/25/2023 3:41 PM
11	With incinerator plan and land work, Dawsonville could have a vibrant "town center" at Main Street around the Old Court House	7/24/2023 3:38 PM
12	Maximize redevelopment of City Center	7/25/2023 11:38 AM
13	room to grow around existing town center	7/25/2023 8:09 AM
14	improve roads	7/25/2023 6:54 AM
15	Ability to create and grow a city center	7/24/2023 9:13 PM
16	Restrict development and provide a tactical transition from the city to the mountains	7/24/2023 9:07 PM
17	improved roads	7/24/2023 9:03 PM
18	The town is a little better	7/24/2023 8:54 PM
19	Growing interest in area - find something that will draw people to hang in the area, Public brewery, etc. (We are the only town without a brewery)	7/24/2023 8:18 PM
20	Work with outdoor mall to develop an inviting outdoor attraction for shopping, dining, entertainment, classes and workshops for years. Possibility of an Outdoor Amphitheater in Dawsonville later in place like the new Cumming City Center, Holbrook, and Athens	7/24/2023 8:18 PM

land especially lead expansion charm creating overdevelopment
handled taxes increases schools driving zoning living rate moving
want Overcrowding businesses help low income way allow populated
taking residents Growing fast downtown much growth Dawsonville
Locals new Growing community will rental resources
None think population area much traffic crime enough causing high one
issues speeding homes housing growth fast roads going small
brings quickly county development town make properties
cost high density many building development town make properties
change lack infrastructure people city apartments don't want well
keep planning coming Drugs Low income housing pay overgrowth
Rapid threat becoming big many people Rapid growth many apartments
around time small town feel population growth large increase crime
without proper new neighborhoods taking away small town

2023 Dawsonville Comprehensive Plan Update

Q8 As part of a SWOT (strength, weakness, opportunity, and threat) analysis please list a threat for Dawsonville.

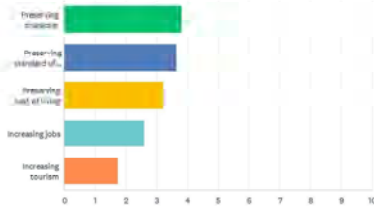
Approved: 295 Skipped: 45

#	RESPONSES	DATE
1	More crime will move into the county, schools will be overcrowded.	9/9/2023 10:41 PM
2	Too much farm development need more community and public works development to support	9/24/2023 7:30 AM
3	Dawsonville	9/22/2023 12:18 PM
4	Apartment, condo housing creates a very elite as low income housing may change the demographic and change quality of Dawsonville for ever	9/22/2023 1:12 PM
5	Rapid departure of families	7/31/2023 3:45 PM
6	Unless Dawsonville embraces growth and opportunity within the whole community the world will pass Dawsonville by	7/30/2023 10:14 AM
7	Overdevelopment and keeping criminals elements out	7/26/2023 8:38 AM
8	Crime	7/26/2023 10:48 PM
9	NA	7/26/2023 11:11 AM
10	Major growth	7/25/2023 3:41 PM
11	High speed traffic and large trucks on Hwy 53 are a major obstacle to having a pleasant, well kept city. We need to divert the large trucks around the town center and slow the remaining traffic on the road that converge in the "town center". Dawsonville will become stagnant.	7/25/2023 3:38 PM
12	Overbuilding of new homes to the extent that it overwhelms our infrastructure (primary concerns are roads and water supply). Growth is fine, but we need to be proactive in determining our limits.	7/25/2023 11:38 AM
13	Too much focus on single family residential in existing town center	7/25/2023 8:09 AM
14	Unsafe location	7/25/2023 6:54 AM
15	NA	7/24/2023 9:13 PM
16	Over development	7/24/2023 9:07 PM
17	over building	7/24/2023 9:03 PM
18	Too much growth, too fast	7/24/2023 8:54 PM
19	So many towns close by are more updated (Aspen, Blue Ridge, Dahlonega, for example)	7/24/2023 8:18 PM

2023 Dawsonville Comprehensive Plan Update

Q9 For the following community issues, please rank them in order of importance (1-5 with 1 being the most important):

Answered: 437 Skipped: 5



	1	2	3	4	5	TOTAL	SCORE
Preserving character	45.0%	19.4%	10.7%	12.5%	8.2%	416	3.03
Preserving extent of living	38.2%	25.3%	15.0%	10.8%	7.8%	433	3.05
Preserving cost of living	35.2%	25.3%	28.4%	15.4%	12.5%	422	3.22
Increasing jobs	23.2%	13.2%	29.1%	38.0%	14.1%	453	2.91
Increasing tourism	8.8%	7.5%	8.2%	21.5%	59.0%	423	1.75

2023 Dawsonville Comprehensive Plan Update

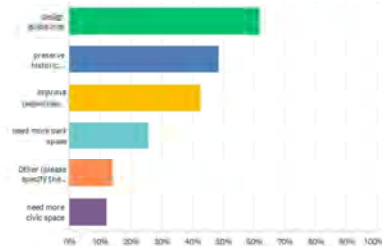
Q11 Our community's biggest liability that should be changed in the future is:

Answered: 375 Skipped: 67

#	RESPONSES	DATE
1	Roads and traffic, danger for pedestrians	9/9/2023 10:41 PM
2	Over development	9/24/2023 7:30 AM
3	I do not believe there is a liability our mayor and his reps run on top of their game	9/22/2023 12:18 PM
4	The aging type of growth	9/22/2023 1:12 PM
5	Our children's quality of education: Transportation	7/31/2023 3:45 PM
6	Stop putting your heads in the sand and embrace change	7/30/2023 10:14 AM
7	Make changes to the school system in access its ranking so we can like Forsyth or Guilford County	7/26/2023 8:38 AM
8	Stop building places to live and create things to do	7/26/2023 10:48 PM
9	rapid growth and expansion without increasing resources to sustain the growth	7/26/2023 11:11 AM
10	Traffic patterns and speed - especially Hwy 53	7/25/2023 3:41 PM
11	Not sure	7/25/2023 11:38 AM
12	Future civic center should be adjacent to town center not all in town center. Think half a mile to West and North maybe. Please be careful not to do what Forsyth County has done with their downtown.	7/25/2023 8:09 AM
13	Traffic flow	7/25/2023 6:54 AM
14	Over development and a possible airport	7/24/2023 9:13 PM
15	no suggest	7/24/2023 9:07 PM
16	open to change and growth	7/24/2023 9:03 PM
17	Developers want to build leaving unfinished projects	7/24/2023 8:54 PM
18	Traffic on 53	7/24/2023 8:18 PM
19	Growth without infrastructure development	7/24/2023 8:18 PM
20	To be better prepared for growth. Making sure the infrastructure can support large housing developments.	7/24/2023 8:18 PM
21	Policies, fire and EMS	7/24/2023 8:18 PM
22	Do not trust the NSF for water purity validation	7/24/2023 8:18 PM
23	High Density housing and apartment growth	7/24/2023 8:18 PM
24	Too many tech car driver households	7/24/2023 8:18 PM
25	New Sheriff	7/24/2023 8:18 PM
26	?	7/24/2023 8:18 PM
27	The growth stop	7/24/2023 8:18 PM
28	Not a lot of environmental awareness	7/24/2023 8:18 PM
29	Stop high density subdivisions	7/24/2023 8:18 PM

Q12 With respect to historic and cultural resources, our most important issues are (pick 2):

Answered: 441 Skipped: 1

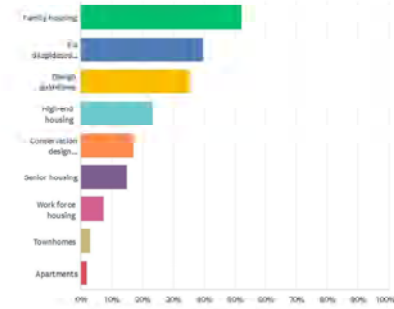


ANSWER CHOICES	RESPONSES
design guidelines	51.90% 272
preserve historic structures	40.82% 214
improve pedestrian accessibility	40.80% 214
need more park space	23.33% 124
Other (please specify the most important asset that should be preserved)	14.06% 75
need more civic space	12.24% 64
Total Respondents: 441	

#	OTHER (PLEASE SPECIFY THE MOST IMPORTANT ASSET THAT SHOULD BE PRESERVED)	DATE
1	The idea that these items are being created however they're not being maintained properly if they're not maintained all the money that we spend on these items will be in vain. We have a beautiful park in Main Street in Park, the grounds are full of weeds, and the beautiful playground needs to be pressure washed, etc.	9/1/2023 1:41 PM
2	Safe, paved city sidewalks	7/15/2023 2:45 PM
3	Improving sidewalks, bicycle and pedestrian accessibility WITHIN the City	7/29/2023 1:39 PM
4	Rural character of the community	7/29/2023 11:34 AM

Q13 With respect to housing, our most important needs are (pick 2):

Answered: 415 Skipped: 27

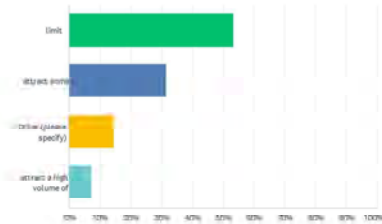


ANSWER CHOICES	RESPONSES
family housing	52.29% 217
fix disrepair...	29.70% 120
design guidelines	15.42% 63
high-end housing	23.37% 97
conservation design...	17.11% 71
senior housing	14.96% 61
work force housing	7.47% 31
townhomes	2.89% 12
apartments	1.89% 8
Total Respondents: 415	

#	OTHER (PLEASE SPECIFY)	DATE
1	Some of the recent houses and apartments that have been built, and Dawsonville isn't	8/2/2023 1:41 PM

Q14 I would like my community to try to _____ growth and development:

Answered: 340 Skipped: 0

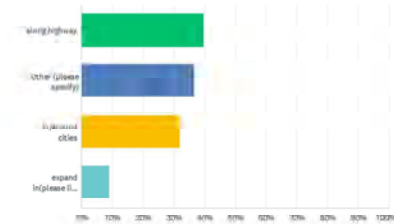


ANSWER CHOICES	RESPONSES
limit	52.41% 226
attract people	31.89% 134
Other (please specify)	14.50% 59
attract a high volume of	7.27% 30
Total Respondents: 440	

#	OTHER (PLEASE SPECIFY)	DATE
1	Growth is fine, however, when you are driving on 53 and it takes almost double the time to get to 433 it becomes quite frustrating seeing so much time to a commute. The waste cannot be ignored.	9/1/2023 1:41 PM
2	Develop the lower end areas apart from the 400 corridor.	7/30/2023 10:14 AM
3	ALSO, PLEASE WORK ON THE HEALTH CARE SYSTEM FOR DAWSONVILLE AND DAWSON COUNTY - INDEPENDENCE FROM NGHS!!	7/29/2023 2:38 PM
4	I think long range and planning beyond my term in office, as the government or private corporate. When my grandfatherly is sitting at this desk overlooking the beautiful park I helped establish 50 years ago in this kind of natural communities which may be managed (or continue on in perpetuity) Multi-generational planning for a real secure future. It can be done. Please take your time and one step at a time.	7/29/2023 8:14 AM
5	Limit	7/24/2023 5:27 PM
6	No growth stop building more keep our 1 Dawson schools their already so over crowded	7/24/2023 3:11 PM
7	Responsibly, slowly	8/30/2023 10:37 PM

Q15 New growth and development should be directed toward:

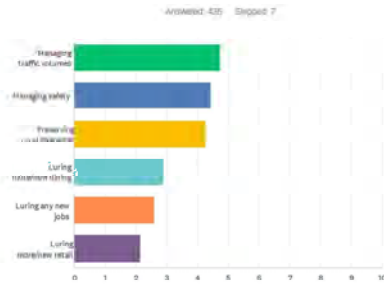
Answered: 408 Skipped: 14



ANSWER CHOICES	RESPONSES
along highways	36.70% 150
Other (please specify)	36.89% 150
business areas	32.60% 133
expand in places like...	9.89% 40
Total Respondents: 408	

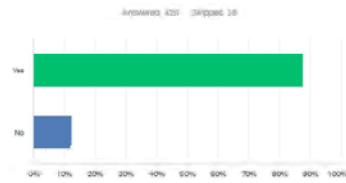
#	OTHER (PLEASE SPECIFY)	DATE
1	Both are fine however, they need to adjust the traffic signals as well on 53. When you're coming left, you don't even have a green arrow. You have to wait at a yellow arrow, hoping that no cars are coming for you too. Make a left turn on busy times of the day maybe one car can get through?	9/1/2023 1:41 PM
2	A thoughtful and intentional balance based on accessibility, geography, etc.	7/29/2023 11:34 AM
3	On 400 corridor	7/24/2023 9:07 PM
4	Commerce	7/24/2023 8:19 PM
5	Near downtown and outer mall area	7/24/2023 6:16 PM
6	Along 400 only	7/24/2023 5:27 PM
7	Business corridors for groceries only.	7/24/2023 4:52 PM
8	In open areas	7/24/2023 4:29 PM
9	No growth stop building more keep our 1 Dawson schools their already so over crowded	7/24/2023 3:11 PM
10	Foster an environment to attract a brewery and perhaps a new non-chain restaurant or two in	6/29/2023 1:37 PM

Q16 Highway development can attract significant growth and development. Regarding these vital corridors in Dawsonville, please rank the following in order of importance (1-6 with 1 being the most important):



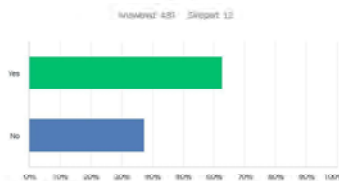
	1	2	3	4	5	TOTAL	SCORE
Managing traffic volume	31.97%	35.42%	20.24%	4.89%	4.82%	3.57%	415
Managing safety	20.98%	32.63%	27.52%	9.11%	6.71%	2.84%	417
Preserving rural character	26.97%	13.09%	30.00%	1.29%	1.29%	13.42%	463
Luring new business dining	8.58%	9.38%	13.84%	26.88%	30.29%	14.16%	616
Luring any new jobs	4.29%	4.29%	11.30%	32.10%	33.10%	24.10%	423
Luring new retail	1.44%	5.76%	7.67%	18.47%	25.42%	41.29%	417

Q17 Regarding the previous questions on growth and development, should exactions be enacted to mitigate the impact of such on the city? (Exactions are payments made by a developer to local governments for the right to proceed with a project. Exactions can include development fees, impact fees, the dedication of public land, the construction or maintenance of public infrastructure, or the provision of public services.)



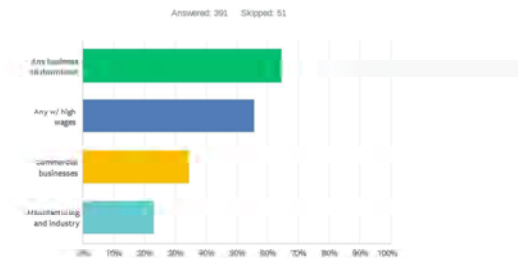
ANSWER CHOICES	RESPONSES	
Yes	87.56%	373
No	12.44%	53
TOTAL		420

Q18 For the same growth and development questions would you support a fee or TSPLOST initiative to fund beautification, façade grant programs, transportation enhancements, etc. in certain area such as downtown, elsewhere to entice these efforts? (What is a T-SPLOST? A Special Purpose Local Option Sales Tax (SPLOST) is a sales tax used to fund capital outlay projects proposed by county and municipal governments. A Transportation SPLOST (T-SPLOST) is a sales tax where the capital outlays are intended for transportation purposes only (roads, streets, bridges).



ANSWER CHOICES	RESPONSES	
Yes	62.79%	270
No	37.21%	160
TOTAL		430

Q19 With respect to economic development, our top priorities should be (pick 2):

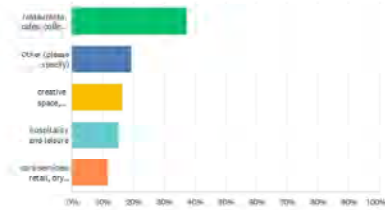


ANSWER CHOICES	RESPONSES	
Any business to downtown	54.73%	213
Any w/ high wages	31.71%	126
Commercial businesses	24.55%	98
Manufacturing and industry	23.42%	94
Total Respondents: 391		

#	OTHER (PLEASE SPECIFY)	DATE
1	None	9/3/2023 10:41 PM
2	Would love a development like the downtown Outback or Cumming City Center	7/26/2023 11:14 AM
3	This survey is for the "City", right? Well, the city needs a vibrant city centre where the people who live within the city limits can thrive and not take the lives into their hands by having to use Hwy 50 just to get to the grocery store (Jenny)	7/29/2023 3:39 PM
4	Keep business and government out of the new/downtown. Build good quality residential with an eye to affordability to keep teachers and other civic employees within the community as well as some more upscale housing for employees for new corporate business. Join the corporate center adjacent to 428 corridor. Think newest style corporate campuses	7/29/2023 8:08 AM
5	Multigenerational housing	7/24/2023 8:19 PM
6	New commercial business. Sustain any business to downtown area	7/24/2023 8:27 PM
7	Let growth stop building more keep our 3 Dawson schools their already so over crowded	7/24/2023 8:11 PM

Q20 With respect to the previous question on economic development, our top priorities should be:

Anonymous 423 Skipped 18

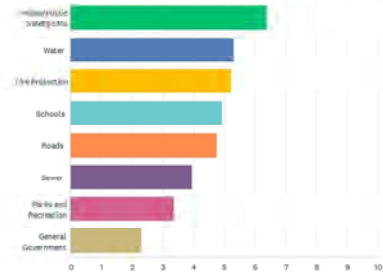


ANSWER CHOICES	RESPONSES
restaurants, cafes, coffee shops, etc.	57.39% 158
Other (please specify)	10.38% 28
creative space incubation, mentorship, meeting space	16.91% 46
hospitals and leisure	15.12% 41
other services retail, dry cleaning, childcare, etc.	11.82% 31
TOTAL	423

#	OTHER (PLEASE SPECIFY)	DATE
1	None	9/2/2023 10:43 PM
2	U	8/2/2023 1:13 PM
3	Businesses that employ professionals. We have too many low-wage employers. Therefore we have too many low-middle income families.	7/30/2023 10:14 AM
4	Retail shops, brewery with a family friendly vibe, just put got. Be able to walk the street and stop for coffee, outdoor space for people to gather.	7/29/2023 11:14 AM
5	To attract nature resources	7/28/2023 7:09 AM
6	I think we need to think bigger and more long term	7/28/2023 8:09 AM
7	First option and 4th option	7/24/2023 9:27 PM
8	Nagaven stop building more along our 3 Dawson schools their already so over crowded	7/24/2023 2:11 PM
9	variety and non-chain restaurants in downtown area	7/19/2023 1:47 PM

Q21 For the following public services, please rank them in order of importance (1-8 with 1 being the most important):

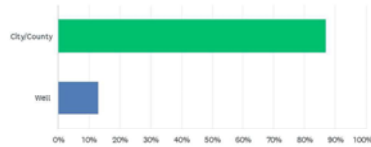
Anonymous 428 Skipped 6



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Police/Fire/EMS	38.01%	18.89%	15.12%	9.09%	5.07%	0.10%	1.18%	0.51%	823	6.27
Water	21.24%	10.28%	17.18%	17.42%	11.69%	10.74%	5.11%	3.84%	419	5.21
Fire Protection	2.62%	27.03%	19.23%	19.23%	13.38%	10.50%	6.34%	1.12%	426	5.23
Schools	17.89%	11.83%	18.23%	8.74%	11.40%	11.14%	9.91%	10.21%	444	4.92
Roads	13.15%	10.33%	22.91%	14.73%	17.01%	15.90%	12.91%	2.39%	411	4.78
Sewer	1.19%	15.03%	8.35%	12.54%	15.68%	16.80%	15.93%	10.95%	421	5.04
Parks and Recreation	5.98%	5.12%	6.88%	10.92%	14.88%	15.33%	23.77%	18.07%	430	3.36
General Government	2.84%	1.18%	2.80%	4.78%	10.17%	11.58%	17.97%	48.94%	428	2.36

Q22 Is water at your home/property provided by the city/county or a well?

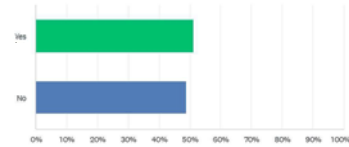
Anonymous 577 Skipped 5



ANSWER CHOICES	RESPONSES
City/County	86.98% 383
Well	13.04% 57
TOTAL	427

Q23 If you are on a well, would you switch to city water if it were available?

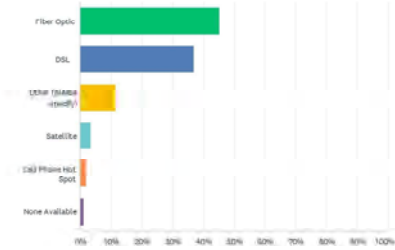
Anonymous 507 Skipped 115



ANSWER CHOICES	RESPONSES
Yes	51.10% 116
No	48.90% 111
TOTAL	227

Q24 What type of home internet service do you have? DSL, fiber optic, satellite, cell phone hot spot, none available, other.

Answered: 437 Skipped: 5

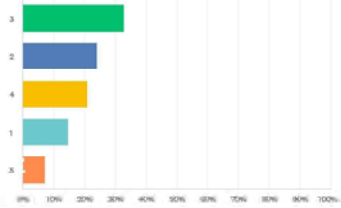


ANSWER CHOICES	RESPONSES	
Fiber Optic	45.31%	198
DSL	36.64%	161
Other (Please specify)	11.44%	50
Satellite	3.43%	15
Cell Phone Hot Spot	1.38%	6
None Available	1.14%	5
TOTAL		437

#	OTHER (PLEASE SPECIFY)	DATE
1	I have Xfinity by Windstream which I am very unhappy with. Need more options.	7/26/2023 11:14 AM
2	Cable	7/25/2023 11:34 AM
3	I do not have internet.	6/19/2023 8:32 AM
4	Windstream internet.	6/19/2023 8:32 AM
5	Windstream. They should be it's own category.	5/15/2023 11:01 PM
6	Cable internet	5/15/2023 12:01 AM
7	Cable	4/28/2023 5:41 PM

Q25 How would you rate your home internet service? Please rate your response from 1-5 with 1 being excellent and 5 being home internet service not available.

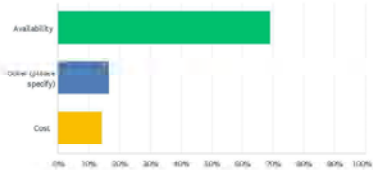
Answered: 436 Skipped: 1



ANSWER CHOICES	RESPONSES	
3	32.80%	144
2	24.19%	106
4	20.99%	92
1	14.81%	65
5	7.22%	32
TOTAL		436

Q26 What is keeping you from obtaining faster more reliable internet?

Answered: 207 Skipped: 45



ANSWER CHOICES	RESPONSES	
Availability	69.02%	143
Other (Please specify)	16.60%	34
Cost	14.39%	29
TOTAL		207

#	OTHER (PLEASE SPECIFY)	DATE
1	N/A	9/5/2023 10:41 PM
2	N/A	7/25/2023 5:35 AM
3	Propane service for heat	7/25/2023 7:36 AM
4	am happy with what I have	7/24/2023 9:03 PM
5	Only game in town is Windstream. Use a monopoly on the market. They don't compete with dropped services daily. Need to allow other companies to expand north into Dawsonville.	7/24/2023 9:18 PM
6	Internet is good.	7/24/2023 7:17 PM
7	okay with what I have	5/20/2023 6:27 PM
8	WINDSTREAM SUCKS BUT WE CANT GET ANYTHING ELSE	5/11/2023 8:30 PM
9	Only one provider Windstream is allowed in Dawson. I would switch if another provider was allowed to serve me.	5/11/2023 5:52 PM
10	I have it but many areas still do not.	5/11/2023 3:58 PM
11	Here it	5/9/2023 10:00 AM
12	Windstream has a monopoly.	5/9/2023 8:11 PM
13	Availability is awful	5/9/2023 8:06 PM
14	The fact that Windstream is terrible and it is really our only option	5/9/2023 12:20 PM

Q27 Please share any other questions, comments, concerns or issues you feel are important and would like to elaborate on regarding life in Dawsonville and that have not been covered sufficiently in the survey questions above.

Answered: 217 Skipped: 225

#	ANSWERS	DATE
1	Please stop the developers, especially until roads and schools can keep up with all of the new people. Slowdowns off of 53 in the city limits would be a necessity.	9/5/2023 10:41 PM
2	Keep up the great work!	9/24/2023 7:32 AM
3	The biggest is why the town did not look at any neighbor hood when they put a value on homes when they put a price on a lot 60 by 120 for 30 houses and with a home in the middle.	9/22/2023 12:19 PM
4	Have the city and GDOT close faster park yard on Highway 53 up. Clean up the junction Highway 53 in historic Dawsonville. Do something about the downtown housing in historic Dawsonville. Make the business in Historic Dawsonville clean up their appearance such as some old pharmacy.	9/20/2023 1:12 PM
5	On premise food there is so much kudos and great food needs to be cut back. It would be nice to see that happen so people could enjoy walking on the sidewalks. Also, it would be very helpful to have the park maintained so such a beautiful park is better to have regular maintenance. Well! correct	9/13/2023 4:41 PM
6	Revisit, Jane Maple Street. Why, or GDOT green earth, has this not been a priority?	7/31/2023 3:45 PM
7	Where is Dawsonville the world is passing you by. Not just passing but leaving you in the dust.	7/30/2023 10:14 AM
8	Bring more restaurants to downtown to bring tourists coming. Keep criminal elements out, make the school system better so families will move here for the school system, have more senior activities and inclusive family activities to unite the town.	7/29/2023 8:35 AM
9	Dilapidated buildings and properties with old cars and junk should be removed such as the property on Hwy 53 where the old cars and junk is everywhere.	7/28/2023 11:14 AM
10	New residents moved here because of good charm, safety and natural beauty. You have to invest in upgrading internal services that will bring remote workers with good paying income.	7/26/2023 7:56 AM
11	Thank you for allowing me to participate. Dawson County is still sort of a town and remains a remote place at the same time. If we think very differently it won't turn out to be the best that it can be. It must belong to the future. Let's not be in too big a hurry or be too focused on ourselves. We want to live all this long after all.	7/25/2023 8:16 AM
12	I would like the city to hold developers accountable for their land and lack of development when homes are sold with promises made.	7/24/2023 8:12 PM
13	Need to hold Windstream to a higher standard of service	7/24/2023 8:07 PM
14	none	7/24/2023 9:01 PM
15	Don't allow or approve any permits for Matt Bennett (developer) or Adams Home (builder). They should not be allowed to build / develop anything in the city or county until they make right with Thunder Ridge Community.	7/24/2023 8:12 PM
16	We moved here because of what Dawsonville is. Don't change it too much.	7/24/2023 7:17 PM
17	There needs to be a balance between housing/commercial growth and land conservation. Building a hundred homes on less than 20 acres should not be allowed. Green space is vital to our community as well as waste.	7/24/2023 5:45 PM

F. Comprehensive Plan Meeting Records

DAWSONVILLE COMPREHENSIVE PLAN UPDATE SCHEDULE: 2023 (Plan Update Adoption Deadline to DCA: 10/31/2023)

Project Task	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct
Advisory Committee Meetings										
Develop Vision Statement										
Assessment of Needs and Opportunities										
Develop Future Development Strategy										
Public Hearing Opportunity										
Final Draft and Commission Review & Sign										
Second Draft to DCA										
Adoption document as directed by DCA										
Adoption of Plan										

Department of Planning and Zoning Comprehensive Plan Steering Committee Attendance Sheet

	8-10-22	9-14-22	10-18-22	11-15-22	12-13-22	1-10-23	2-7-23	3-7-23	4-4-23	5-2-23	6-6-23	7-4-23	8-1-23	9-5-23	10-3-23	11-7-23	12-5-23	1-2-24	2-6-24	3-6-24	4-3-24	5-7-24	6-4-24	7-2-24	8-6-24	9-3-24	10-1-24	11-5-24	12-3-24	1-7-25	2-4-25	3-4-25	4-1-25	5-6-25	6-3-25	7-7-25	8-4-25	9-1-25	10-6-25	11-3-25	12-1-25	1-5-26	2-2-26	3-2-26	4-6-26	5-4-26	6-1-26	7-6-26	8-3-26	9-7-26	10-4-26	11-1-26	12-1-26	1-5-27	2-2-27	3-2-27	4-6-27	5-4-27	6-1-27	7-6-27	8-3-27	9-7-27	10-4-27	11-1-27	12-1-27	1-5-28	2-2-28	3-2-28	4-6-28	5-4-28	6-1-28	7-6-28	8-3-28	9-7-28	10-4-28	11-1-28	12-1-28	1-5-29	2-2-29	3-2-29	4-6-29	5-4-29	6-1-29	7-6-29	8-3-29	9-7-29	10-4-29	11-1-29	12-1-29	1-5-30	2-2-30	3-2-30	4-6-30	5-4-30	6-1-30	7-6-30	8-3-30	9-7-30	10-4-30	11-1-30	12-1-30	1-5-31	2-2-31	3-2-31	4-6-31	5-4-31	6-1-31	7-6-31	8-3-31	9-7-31	10-4-31	11-1-31	12-1-31	1-5-32	2-2-32	3-2-32	4-6-32	5-4-32	6-1-32	7-6-32	8-3-32	9-7-32	10-4-32	11-1-32	12-1-32	1-5-33	2-2-33	3-2-33	4-6-33	5-4-33	6-1-33	7-6-33	8-3-33	9-7-33	10-4-33	11-1-33	12-1-33	1-5-34	2-2-34	3-2-34	4-6-34	5-4-34	6-1-34	7-6-34	8-3-34	9-7-34	10-4-34	11-1-34	12-1-34	1-5-35	2-2-35	3-2-35	4-6-35	5-4-35	6-1-35	7-6-35	8-3-35	9-7-35	10-4-35	11-1-35	12-1-35	1-5-36	2-2-36	3-2-36	4-6-36	5-4-36	6-1-36	7-6-36	8-3-36	9-7-36	10-4-36	11-1-36	12-1-36	1-5-37	2-2-37	3-2-37	4-6-37	5-4-37	6-1-37	7-6-37	8-3-37	9-7-37	10-4-37	11-1-37	12-1-37	1-5-38	2-2-38	3-2-38	4-6-38	5-4-38	6-1-38	7-6-38	8-3-38	9-7-38	10-4-38	11-1-38	12-1-38	1-5-39	2-2-39	3-2-39	4-6-39	5-4-39	6-1-39	7-6-39	8-3-39	9-7-39	10-4-39	11-1-39	12-1-39	1-5-40	2-2-40	3-2-40	4-6-40	5-4-40	6-1-40	7-6-40	8-3-40	9-7-40	10-4-40	11-1-40	12-1-40	1-5-41	2-2-41	3-2-41	4-6-41	5-4-41	6-1-41	7-6-41	8-3-41	9-7-41	10-4-41	11-1-41	12-1-41	1-5-42	2-2-42	3-2-42	4-6-42	5-4-42	6-1-42	7-6-42	8-3-42	9-7-42	10-4-42	11-1-42	12-1-42	1-5-43	2-2-43	3-2-43	4-6-43	5-4-43	6-1-43	7-6-43	8-3-43	9-7-43	10-4-43	11-1-43	12-1-43	1-5-44	2-2-44	3-2-44	4-6-44	5-4-44	6-1-44	7-6-44	8-3-44	9-7-44	10-4-44	11-1-44	12-1-44	1-5-45	2-2-45	3-2-45	4-6-45	5-4-45	6-1-45	7-6-45	8-3-45	9-7-45	10-4-45	11-1-45	12-1-45	1-5-46	2-2-46	3-2-46	4-6-46	5-4-46	6-1-46	7-6-46	8-3-46	9-7-46	10-4-46	11-1-46	12-1-46	1-5-47	2-2-47	3-2-47	4-6-47	5-4-47	6-1-47	7-6-47	8-3-47	9-7-47	10-4-47	11-1-47	12-1-47	1-5-48	2-2-48	3-2-48	4-6-48	5-4-48	6-1-48	7-6-48	8-3-48	9-7-48	10-4-48	11-1-48	12-1-48	1-5-49	2-2-49	3-2-49	4-6-49	5-4-49	6-1-49	7-6-49	8-3-49	9-7-49	10-4-49	11-1-49	12-1-49	1-5-50	2-2-50	3-2-50	4-6-50	5-4-50	6-1-50	7-6-50	8-3-50	9-7-50	10-4-50	11-1-50	12-1-50	1-5-51	2-2-51	3-2-51	4-6-51	5-4-51	6-1-51	7-6-51	8-3-51	9-7-51	10-4-51	11-1-51	12-1-51	1-5-52	2-2-52	3-2-52	4-6-52	5-4-52	6-1-52	7-6-52	8-3-52	9-7-52	10-4-52	11-1-52	12-1-52	1-5-53	2-2-53	3-2-53	4-6-53	5-4-53	6-1-53	7-6-53	8-3-53	9-7-53	10-4-53	11-1-53	12-1-53	1-5-54	2-2-54	3-2-54	4-6-54	5-4-54	6-1-54	7-6-54	8-3-54	9-7-54	10-4-54	11-1-54	12-1-54	1-5-55	2-2-55	3-2-55	4-6-55	5-4-55	6-1-55	7-6-55	8-3-55	9-7-55	10-4-55	11-1-55	12-1-55	1-5-56	2-2-56	3-2-56	4-6-56	5-4-56	6-1-56	7-6-56	8-3-56	9-7-56	10-4-56	11-1-56	12-1-56	1-5-57	2-2-57	3-2-57	4-6-57	5-4-57	6-1-57	7-6-57	8-3-57	9-7-57	10-4-57	11-1-57	12-1-57	1-5-58	2-2-58	3-2-58	4-6-58	5-4-58	6-1-58	7-6-58	8-3-58	9-7-58	10-4-58	11-1-58	12-1-58	1-5-59	2-2-59	3-2-59	4-6-59	5-4-59	6-1-59	7-6-59	8-3-59	9-7-59	10-4-59	11-1-59	12-1-59	1-5-60	2-2-60	3-2-60	4-6-60	5-4-60	6-1-60	7-6-60	8-3-60	9-7-60	10-4-60	11-1-60	12-1-60	1-5-61	2-2-61	3-2-61	4-6-61	5-4-61	6-1-61	7-6-61	8-3-61	9-7-61	10-4-61	11-1-61	12-1-61	1-5-62	2-2-62	3-2-62	4-6-62	5-4-62	6-1-62	7-6-62	8-3-62	9-7-62	10-4-62	11-1-62	12-1-62	1-5-63	2-2-63	3-2-63	4-6-63	5-4-63	6-1-63	7-6-63	8-3-63	9-7-63	10-4-63	11-1-63	12-1-63	1-5-64	2-2-64	3-2-64	4-6-64	5-4-64	6-1-64	7-6-64	8-3-64	9-7-64	10-4-64	11-1-64	12-1-64	1-5-65	2-2-65	3-2-65	4-6-65	5-4-65	6-1-65	7-6-65	8-3-65	9-7-65	10-4-65	11-1-65	12-1-65	1-5-66	2-2-66	3-2-66	4-6-66	5-4-66	6-1-66	7-6-66	8-3-66	9-7-66	10-4-66	11-1-66	12-1-66	1-5-67	2-2-67	3-2-67	4-6-67	5-4-67	6-1-67	7-6-67	8-3-67	9-7-67	10-4-67	11-1-67	12-1-67	1-5-68	2-2-68	3-2-68	4-6-68	5-4-68	6-1-68	7-6-68	8-3-68	9-7-68	10-4-68	11-1-68	12-1-68	1-5-69	2-2-69	3-2-69	4-6-69	5-4-69	6-1-69	7-6-69	8-3-69	9-7-69	10-4-69	11-1-69	12-1-69	1-5-70	2-2-70	3-2-70	4-6-70	5-4-70	6-1-70	7-6-70	8-3-70	9-7-70	10-4-70	11-1-70	12-1-70	1-5-71	2-2-71	3-2-71	4-6-71	5-4-71	6-1-71	7-6-71	8-3-71	9-7-71	10-4-71	11-1-71	12-1-71	1-5-72	2-2-72	3-2-72	4-6-72	5-4-72	6-1-72	7-6-72	8-3-72	9-7-72	10-4-72	11-1-72	12-1-72	1-5-73	2-2-73	3-2-73	4-6-73	5-4-73	6-1-73	7-6-73	8-3-73	9-7-73	10-4-73	11-1-73	12-1-73	1-5-74	2-2-74	3-2-74	4-6-74	5-4-74	6-1-74	7-6-74	8-3-74	9-7-74	10-4-74	11-1-74	12-1-74	1-5-75	2-2-75	3-2-75	4-6-75	5-4-75	6-1-75	7-6-75	8-3-75	9-7-75	10-4-75	11-1-75	12-1-75	1-5-76	2-2-76	3-2-76	4-6-76	5-4-76	6-1-76	7-6-76	8-3-76	9-7-76	10-4-76	11-1-76	12-1-76	1-5-77	2-2-77	3-2-77	4-6-77	5-4-77	6-1-77	7-6-77	8-3-77	9-7-77	10-4-77	11-1-77	12-1-77	1-5-78	2-2-78	3-2-78	4-6-78	5-4-78	6-1-78	7-6-78	8-3-78	9-7-78	10-4-78	11-1-78	12-1-78	1-5-79	2-2-79	3-2-79	4-6-79	5-4-79	6-1-79	7-6-79	8-3-79	9-7-79	10-4-79	11-1-79	12-1-79	1-5-80	2-2-80	3-2-80	4-6-80	5-4-80	6-1-80	7-6-80	8-3-80	9-7-80	10-4-80	11-1-80	12-1-80	1-5-81	2-2-81	3-2-81	4-6-81	5-4-81	6-1-81	7-6-81	8-3-81	9-7-81	10-4-81	11-1-81	12-1-81	1-5-82	2-2-82	3-2-82	4-6-82	5-4-82	6-1-82	7-6-82	8-3-82	9-7-82	10-4-82	11-1-82	12-1-82	1-5-83	2-2-83	3-2-83	4-6-83	5-4-83	6-1-83	7-6-83	8-3-83	9-7-83	10-4-83	11-1-83	12-1-83	1-5-84	2-2-84	3-2-84	4-6-84	5-4-84	6-1-84	7-6-84	8-3-84	9-7-84	10-4-84	11-1-84	12-1-84	1-5-85	2-2-85	3-2-85	4-6-85	5-4-85	6-1-85	7-6-85	8-3-85	9-7-85	10-4-85	11-1-85	12-1-85	1-5-86	2-2-86	3-2-86	4-6-86	5-4-86	6-1-86	7-6-86	8-3-86	9-7-86	10-4-86	11-1-86	12-1-86	1-5-87	2-2-87	3-2-87	4-6-87	5-4-87	6-1-87	7-6-87	8-3-87	9-7-87	10-4-87	11-1-87	12-1-87	1-5-88	2-2-88	3-2-88	4-6-88	5-4-88	6-1-88	7-6-88	8-3-88	9-7-88	10-4-88	11-1-88	12-1-88	1-5-89	2-2-89	3-2-89	4-6-89	5-4-89	6-1-89	7-6-89	8-3-89	9-7-89	10-4-89	11-1-89	12-1-89	1-5-90	2-2-90	3-2-90	4-6-90	5-4-90	6-1-90	7-6-90	8-3-90	9-7-90	10-4-90	11-1-90	12-1-90	1-5-91	2-2-91	3-2-91	4-6-91	5-4-91	6-1-91	7-6-91	8-3-91	9-7-91	10-4-91	11-1-91	12-1-91	1-5-92	2-2-92	3-2-92	4-6-92	5-4-92	6-1-92	7-6-92	8-3-92	9-7-92	10-4-92	11-1-92	12-1-92	1-5-93	2-2-93	3-2-93	4-6-93	5-4-93	6-1-93	7-6-93	8-3-93	9-7-93	10-4-93	11-1-93	12-1-93	1-5-94	2-2-94	3-2-94	4-6-94	5-4-94	6-1-94	7-6-94	8-3-94	9-7-94	10-4-94	11-1-94	12-1-94	1-5-95	2-2-95	3-2-95	4-6-95	5-4-95	6-1-95	7-6-95	8-3-95	9-7-95	10-4-95	11-1-95	12-1-95	1-5-96	2-2-96	3-2-96	4-6-96	5-4-96	6-1-96	7-6-96	8-3-96	9-7-96	10-4-96	11-1-96	12-1-96	1-5-97	2-2-97	3-2-97	4-6-97	5-4-97	6-1-97	7-6-97	8-3-97	9-7-97	10-4-97	11-1-97	12-1-97	1-5-98	2-2-98	3-2-98	4-6-98	5-4-98	6-1-98	7-6-98	8-3-98	9-7-98	10-4-98	11-1-98	12-1-98	1-5-99	2-2-99	3-2-99	4-6-99	5-4-99	6-1-99	7-6-99	8-3-99	9-7-99	10-4-99	11-1-99	12-1-99	1-5-00	2-2-00	3-2-00	4-6-00	5-4-00	6-1-00	7-6-00	8-3-00	9-7-00	10-4-00	11-1-00	12-1-00	1-5-01	2-2-01	3-2-01	4-6-01	5-4-01	6-1-01	7-6-01	8-3-01	9-7-01	10-4-01	11-1-01	12-1-01	1-5-02	2-2-02	3-2-02	4-6-02	5-4-02	6-1-02	7-6-02	8-3-02	9-7-02	10-4-02	11-1-02	12-1-02	1-5-03	2-2-03	3-2-03	4-6-03	5-4-03	6-1-03	7-6-03	8-3-03	9-7-03	10-4-03	11-1-03	12-1-03	1-5-04	2-2-04	3-2-04	4-6-04	5-4-04	6-1-04	7-6-04	8-3-04	9-7-04	10-4-04	11-1-04	12-1-04	1-5-05	2-2-05	3-2-05	4-6-05	5-4-05	6-1-05	7-6-05	8-3-05	9-7-05	10-4-05	11-1-05	12-1-05	1-5-06	2-2-06	3-2-06	4-6-06	5-4-06	6-1-06	7-6-06	8-3-06	9-7-06	10-4-06	11-1-06	12-1-06	1-5-07	2-2-07	3-2-07	4-6-07	5-4-07	6-1-07	7-6-07	8-3-07	9-7-07	10-4-07	11-1-07	12-1-07	1-5-08	2-2-08	3-2-08	4-6-08	5-4-08	6-1-08	7-6-08	8-3-08	9-7-08	10-4-08	11-1-08	12-1-08	1-5-09	2-2-09	3-2-09	4-6-09	5-4-09	6-1-09	7-6-09	8-3-09	9-7-09	10-4-09	11-1-09	12-1-09	1-5-10	2-2-10	3-2-10	4-6-10	5-4-10	6-1-10	7-6-10	8-3-10	9-7-10	10-4-10	11-1-10	12-1-10	1-5-11	2-2-11	3-2-11	4-6-11	5-4-11	6-1-11	7-6-11	8-3-11	9-7-11	10-4-11	11-1-11	12-1-11	1-5-12	2-2-12	3-2-12	4-6-12	5-4-12	6-1-12	7-6-12	8-3-12	9-7-12	10-4-12	11-1-12	12-1-12	1-5-13	2-2-13	3-2-13	4-6-13	5-4-13	6-1-13	7-6-13	8-3-13	9-7-13	10-4-13	11-1-13	12-1-13	1-5-14	2-2-14	3-2
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DAWSONVILLE COMP PLAN UPDATE
STAKEHOLDER MEETING
DAWSONVILLE CITY HALL

5:30 PM-Thursday June 8, 2023

Sign In Sheet

Name

Alana's Knight
Kevin Hestit
Doug Powell
Sharon Farrell
Mandy Davis
Jonathan Campbell
Bob Bole
Stacy Harris
Jeremy Porter
MIKE SABOL
Clay Babin

DAWSONVILLE COMP PLAN UPDATE
PUBLIC MEETING
DAWSONVILLE CITY HALL

2:30 PM-Thursday July 13, 2023

Sign In Sheet

Name

Harmony Gree
Lacey Edwards
Dan Ezzell
James Allen
Mary Estess

DAWSONVILLE COMP PLAN UPDATE
PUBLIC MEETING
DAWSONVILLE CITY HALL

5:30 PM-Thursday July 13, 2023

Sign In Sheet

Name

Jonny GLOCKNER
LUKE GLOCKNER
Jettison Morgan
Kimberly Morgan
Doug Powell

DAWSONVILLE COMP PLAN UPDATE
PUBLIC MEETING
DAWSONVILLE CITY HALL

5:30 PM-Thursday August 10, 2023

Sign In Sheet

Name

Jeremy Porter
MIKE SABOL
mike Turner
Mandy Power
Kevin Hestit
Jonathan Campbell
Kristy Moore
Clay Babin
PB
W. B. B.
Mandy Power
Kevin Hestit
M. C.
Clay Dishner

G: Capital Improvement Element

City of Dawsonville - Health Plan Renewal
Prepared by: Mark III Employee Benefits - October 11, 2023

Benefit		United Healthcare Current Plan CO-PA/RXL31Y		Aetna Option 2 300118546	
		In-Network		In-Network	
Primary Care Office Visit		\$20 copay		\$20 copay	
Specialist Office Visit		\$40 copay		\$40 copay	
Preventive Care		100%		100%	
Individual Calendar Year Deductible		\$1,250		\$1,000	
Family Calendar Year Deductible		\$2,500		\$2,000	
Individual Out-of-Pocket Maximum		\$3,000		\$4,500	
Family Out-of-Pocket Maximum		\$6,000		\$9,000	
Coinsurance		100%		100%	
Inpatient Hospital		Deductible/Coinsurance		Deductible/Coinsurance	
Urgent Care		\$50 copay		\$50 copay	
Emergency Room		\$500 copay		\$500 copay	
Prescription Drugs		\$10/\$40/\$150/\$300/\$500		\$3/\$10/\$35/\$50/20% to \$250/20\$ to \$500	
Lifetime Maximum		Unlimited		Unlimited	
Rate Guarantee		N/A		1 year	
Monthly Premiums					
Employee Only	10	\$1,267.87	\$12,678.70	\$1,125.88	\$11,258.80
Employee/Spouse	3	\$2,535.74	\$7,607.22	\$2,542.96	\$7,628.88
Employee/Child	3	\$2,345.56	\$7,036.68	\$2,365.78	\$7,097.34
Employee/Family	8	\$3,613.43	\$28,907.44	\$3,664.82	\$29,318.56
			\$56,230.04		\$55,303.58
Change in Premium					98.4%



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 7b

SUBJECT: **APPROVE HISTORIC PRESERVATION COMMISSION REAPPOINTMENTS**

CITY COUNCIL MEETING DATE: **11/06/2023**

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO APPROVE REAPPOINTMENT OF HISTORIC PRESERVATION COMMISSION MEMBERS:

- **ANGIE SMITH: THREE YEAR TERM THROUGH 12/31/2026**
- **SARAH CARTE: THREE YEAR TERM THROUGH 12/31/2026**

HISTORY/ FACTS / ISSUES:

- **BOTH COMMISSIONERS ARE WILLING TO SERVE ANOTHER TERM.**
- **ANGIE HAS SERVED ON THE BOARD SINCE 2018**
- **SARAH HAS SERVED SINCE 2019**

NOTE: BOARD MEMBER PERRY BOHN RESIGNED AND RECOMMENDATIONS ARE NEEDED TO FILL HIS UNEXPIRED TERM THROUGH 12/31/2024

OPTIONS:

RECOMMENDED SAMPLE MOTION:

APPROVE AS REQUESTED

REQUESTED BY: Beverly A Banister, City Clerk



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 7c

SUBJECT: **APPROVE PLANNING COMMISSION REAPPOINTMENT**

CITY COUNCIL MEETING DATE: **11/06/2023**

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO APPROVE REAPPOINTMENT OF PLANNING COMMISSION MEMBER:

- **ANNA TOBOLSKI: TWO YEAR TERM THROUGH 12/31/2025**

HISTORY/ FACTS / ISSUES:

- **ANNA IS WILLING TO SERVE ANOTHER TERM**

NOTE: BOARD MEMBER SANDRA SAWYER WILL NO LONGER BE ABLE TO SERVE AFTER 12/31/2023 AND RECOMMENDATIONS ARE NEEDED TO FILL HER TWO YEAR TERM STARTING 01/01/2024.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

APPROVE AS REQUESTED

REQUESTED BY: Beverly A Banister, City Clerk



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 7d

SUBJECT: **APPROVE ACCEPTANCE OF AEMC ECONOMIC DEVELOPMENT DONATION**

CITY COUNCIL MEETING DATE: 11/06/2023

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO APPROVE THE DONATION FROM AMICALOLA EMC IN THE AMOUNT OF \$20,000 FOR ECONOMIC DEVELOPMENT

HISTORY/ FACTS / ISSUES:

- **THIS IS THE SECOND YEAR THE CITY/DDA HAS RECEIVED THE AWARD**
- **FUNDS WILL BE UTILIZED TO FACILITATE AND EXPEDITE THE BUILD-OUT OF A VACANT DOWNTOWN DAWSONVILLE SPACE TO BE UTILIZED AS A RESTAURANT**

OPTIONS:

RECOMMENDED SAMPLE MOTION:

APPROVE AS REQUESTED

REQUESTED BY: Amanda Edmondson, Director of Downtown Development



**Amicalola Electric
Membership Corporation**
"Owned by Those We Serve"

544 Hwy. 515 South
Jasper, GA 30143
Telephone: (706) 253-5200
Fax: (706) 253-5213


Economic Development Donation Acceptance Form

Please read over the following information. If you agree to the terms and conditions, please sign and return the form to the address below.

- I agree the funds provided will be used for economic development.
- I agree to provide Amicalola Electric Membership Corporation with a final evaluation stating what the funds were used for by February 1, 2024.
- I agree that any publicity for this project will include the name of Amicalola Electric Membership Corporation.

Organization: The City of Dawsonville, Downtown Development Authority

Contact: Amanda Edmondson, Director of Downtown Development

Signature:  **Date:** October 30th, 2023

Implementation Date: By December 31, 2023 (Ordering Equipment)

Anticipated Completion Date of Project: May 2024 (anticipated space build-out)

Details of project: The City of Dawsonville Downtown Development Authority will use these funds for the purchase of restaurant equipment to facilitate and expedite the build-out of a vacant downtown Dawsonville space to be utilized as a restaurant.

This project will aid in achieving the following local economic development goals:

- **Quality of life:** In the course of public participation for Downtown Dawsonville, a new restaurant is one of the most frequently requested businesses to better accommodate residents as well as those working in the City (which is the County seat). Quality of life is currently a key site selection factor for economic development in the current environment.
- **Business recruitment:** This project will enable one additional business to open in the City of Dawsonville / Dawson County. This pending business desires to be located in the downtown area yet needs a food service enabled site and will open upon site completion. The subject space is owned by the City of Dawsonville, who has rate flexibility to help business succeed.
- **Job expansion:** This project will directly enable the creation of 5-10 potential new jobs in the City of Dawsonville / Dawson County, potentially others indirectly.

- **Business retention:** The addition of a restaurant in the downtown area will provide visitors passing through town with an additional reason to stay longer and engage with other businesses. Being located next to City Hall, the restaurant may also be utilized to host a regular meeting of Downtown Dawsonville businesses to discuss economic development issues.
- **Workforce development:** This restaurant space creates an opportunity for students in the Dawson County CTAE Culinary Arts program to have access to meaningful on-the-job training and real-world experience.
- **Tourism:** This restaurant space is adjoining the GRHOF in the City Hall complex and will provide a much-needed amenity to accommodate visitors to Dawsonville.



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 8

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 11/06/2023

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:

- **SEPTEMBER EMPLOYEE OF THE MONTH**
- **SUMMER EMPLOYEE OF THE QUARTER**
- **OCTOBER EMPLOYEE OF THE MONTH**
- **SERVICE AWARDS FOR OCTOBER**
- **SERVICE AWARDS FOR SEPTEMBER**

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 9

SUBJECT: **EXTENDING A TEMPORARY MORATORIUM ON THE ISSUANCE OF
DEVELOPMENT AND BUILDING PERMITS**

CITY COUNCIL MEETING DATE: 11/06/2023

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

1. **TO HOLD A PUBLIC HEARING** CONCERNING THE EXTENSION OF A TEMPORARY MORATORIUM ON THE ISSUANCE OF DEVELOPMENT AND BUILDING PERMITS, AND
2. **TO CONSIDER APPROVAL OF RESOLUTION #R2023-07** CONCERNING THE SAME

**COUNCIL TO DETERMINE WHETHER OR NOT TO MOVE FORWARD WITH THE IMPLEMENTATION OF
IMPACT FEES AND INSTRUCT CITY ATTORNEY TO DEVELOP AN ORDINANCE**

HISTORY/ FACTS / ISSUES:

- **IMPACT FEE STUDY HAS BEEN COMPLETED AND PRESENTED TO COUNCIL**
- **OPTIONS TO IMPLEMENT IMPACT FEES FOR THE CITY:**
 - **\$1,700 PER BUILDING PERMIT, OR**
 - **\$1.67 PER SQUARE FOOT PER BUILDING PERMIT**
- **COUNCIL COULD ALSO CONSIDER PROVIDING A PORTION OF THE IMPACT FEES
COLLECTED WITH THE COUNTY THROUGH AN IGA**

RECOMMENDED SAMPLE MOTION:

**STAFF RECOMMENDS APPROVAL OF MOVING FORWARD WITH DEVELOPING AN ORDINANCE FOR
IMPACT FEES AND APPROVING THE RESOLUTION FOR ANOTHER EXTENSION OF THE MORATORIUM
UNTIL THE ORDINANCE PASSES**

REQUESTED BY: Kevin Tallant, City Attorney

RESOLUTION R2023-07

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

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

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

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

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

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

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

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

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

WHEREAS, given the potentially significant impact to the services, facilities and infrastructure needs and demands of developing or redeveloping property, the City of Dawsonville has determined that it is reasonable and necessary, in order to protect the health, safety, welfare and morals of the public, to enact a temporary moratorium on development and building permits in the City of Dawsonville;

WHEREAS, the process of securing a study related to the imposition of impact fees has extended longer than originally anticipated due to a desire to obtain such in an efficient and cost effective manner from a trusted source with which the City of Dawsonville has experience;

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

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

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

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

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

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

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

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

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

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

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

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

[execution on following page]

DRAFT

SO ADOPTED AND RESOLVED by the City Council of Dawsonville, Georgia, this ____ day of _____, 2023.

MAYOR AND DAWSONVILLE CITY COUNCIL

By: _____
Mike Eason, Mayor

Caleb Phillips, Council Member, Post 1

William Illg, Council Member, Post 2

John Walden, Council Member, Post 3

Mark French, Council Member, Post 4

ATTEST:

Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 10

SUBJECT: **FY 2022-2023 AUDIT PRESENTATION AND APPROVAL**

CITY COUNCIL MEETING DATE: 11/06/2023

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 THE FINANCIAL AUDIT FOR FY 2022-2023 BY ALEXANDER, ALMAND & BANGS ** DRAFT WILL BE PROVIDED AT THE MEETING

TO APPROVE THE FY 2022-2023 AUDIT AS PRESENTED

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Director



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 11

SUBJECT: **REQUEST FOR SPECIAL USE OF CITY PROPERTY**

CITY COUNCIL MEETING DATE: 11/06/2023

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 UTILIZE CITY PROPERTY TO CONSTRUCT A PARKING LOT FOR PUBLIC USE THAT
WOULD ALSO SERVE THE FUTURE DAWSONVILLE CHARITY POKER ROOM**

HISTORY/ FACTS / ISSUES:

- **PROPERTY IS IN POST 2 CITY COUNCIL MEMBER WILLIAM ILLG DISTRICT**
- **PROPERTY LOCATION: NE CORNER OF INTERSECTION AT CHURCH ST AND LLOYD SEAY STREET SOUTH; TMP D01 033**
- **VACANT LOT**
- **CITY OF DAWSONVILLE PURCHASED PROPERTY IN 2007**

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Jameson Kinley, Planning Director

October 25, 2023

Hello,

My name is Joshua Pender and I am the attorney for the Dawsonville Charity Poker Room ("DCPR"). DCPR's mission is to provide community outreach and support inside the community through charity fundraising events. DCPR's charity fundraising events will raise funds for the sheriff's foundation, the firefighter's foundation, senior citizen assistance programs, children's disability programs, and city government improvement projects.

I am writing this letter to request that the City of Dawsonville allow DCPR the use of the grass lot located at the corner of Church Street and Howard Avenue East for purposes of parking. DCPR has recently acquired property located at 26 Roy Hall St. S, Dawsonville, GA 30534 where we plan to host charity fundraising events. We expect these charity fundraising events to attract many people and drastically increase the foot traffic in historic Dawsonville. It is our hope that the City and surrounding businesses will benefit from this influx in foot traffic and the increased availability of parking in historic Dawsonville.

If the City approves our request, we would pay to gravel the lot. As with all parking in historic Dawsonville, this parking lot would be available for public use. If approved, we hope to gravel the lot and make any other necessary changes by February 2024, our projected opening date.

DCPR is excited to open our location in historic Dawsonville and raise money for many charitable causes in the community. We hope and look forward to partnering with the City on many of these events. If you have any further questions regarding our organization or this request, please contact Nathan Pritchard at (706) 701-9307 or via email at Nate0780@yahoo.com or Charlie Ziadie at (678) 314-6858 or via email at Rwziad2182@gmail.com.

Thank you for considering our request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Josh A. Pender', written in a cursive style.

Joshua Pender
Attorney for DCPR, Inc.
(803) 230-1453
japende@emory.alumni.edu



CITY OF DAWSONVILLE

PLANNING STAFF REPORT

Applicant.....Joshua Pender (C/O The Dawsonville Charity Poker Room, “DCPR”)

Request.....To utilize city property to construct a parking lot for public use that would also serve the future Dawsonville Charity Poker Room

Current ZoningINST, Institutional District

Size.....+/- 18,000 square feet

LocationNE corner of intersection Church Street and Lloyd Seay Street South

Tax ParcelD01 033

APPLICANT PROPOSAL:

The applicant is requesting to construct a gravel parking lot on City property, for the purpose of serving the future Dawsonville Charity Poker Room, which they intend to construct at 26 Roy Hall Street. The lot would be open to the public for general use.

SURROUNDING PROPERTIES:

Adjacent Land Uses	Existing zoning	Existing Use
North	TB	Residential
South	NB	Commercial
East	CBD	Commercial
West	TB	Residential

This property abuts the City’s right of way on all sides including Church Street, Howard Avenue, and Lloyd Seay Street South. To the North and West are single family residences located in our Historic Town Business District. Across Church Street is the Christian Life Ministries Church to

the south, and Aristo Craft classic wooden boat workshop and museum to the east. In relation to the City, the subject property is located on the southwestern corner between our historic downtown and our residential neighborhoods.

HISTORY:

The City of Dawsonville purchased the property in 2007. According to the tax assessors' website, it was first assessed as improved in 1979.

ANALYSIS:

The following factors must be taken into consideration for developing any parking lot in the City of Dawsonville pursuant to the City's development ordinance requirements:

Development Regulations

ADA Compliance

- Based on the intended number of parking spaces there is a required number of handicapped spaces (Sec. 604)

Design Requirements (Sec. 606)

- Surface shall be concrete or asphalt with proper drainage.
- Each parking space shall be clearly marked.
- A parking lot pavement setback of ten (10) feet from any public street right-of-way and five (5) feet from any exterior property line
- Not less than ten (10) percent of the total area devoted to parking shall be landscaped open space.

Sidewalks (Sec. 109-53)

- Sidewalks to be provided along public streets the entire length of the property.
- The sidewalks must be constructed to conform to the state DOT sidewalk standards.
- Sidewalks shall be five foot wide and four inches thick.
- Sidewalks shall have ADA compliant ramps and warning pads at intersections. The warning pads shall be screwed down and thermal coated.

Lighting (Sec. 2203)

- Lighting is required and necessary to ensure adequate safety, night vision and comfort.
- Lighting shall not exceed certain footcandles at property line.
- All security and parking lot lighting shall be installed such that the lamp (light-emitting device) is not protruding from the bottom of the fixture.
- All light fixtures shall be installed so that the light produced is emitted downward.
- Pole lights shall not exceed 35 feet in height and shall have box-type fixtures.

Stormwater

- Applicable to new development that involves the creation of 5,000 square feet or more of impervious cover.
- Depending on the performance of the engineering design provided, on-site detention could be necessary.

Walkability / Safety

The development of this site for the intention of serving the 26 Roy Hall Street should consider

the fact that there are no sidewalks along Roy Hall nor Raymond Parks. Charity events that go into evening hours may necessitate the addition of street lighting and sidewalks to assure a reasonably safe and walkable environment for pedestrians. The rights-of-way will need to be researched and improvements engineered to perform accordingly.

Wayfinding

To avoid large numbers of event attended parking in unauthorized locations, wayfinding signs and other forms of communication are necessary to help attendees understand how to locate the proper parking location.

Enforcement

- The city has a public parking ordinance for enforcement purposes.
- Chapter 13 ARTICLE IV PARKING

Maintenance

- While the initial cost of a gravel parking lot is less than a paved lot, this method of construction is undesirable because it requires frequent maintenance, can be problematic for ADA compliance, can result in poor erosion control/prevention, can cause unsafe road conditions and potentially property damage.

SUMMARY RECOMMENDATION:

From a planning standpoint, the subject property would be an ideal location for additional periphery parking for the historic downtown. It is located at a transition point that buffers the commercial from the residential with a short walk to the West side of the square, which is currently under-served in terms of public parking. Major concerns include the lack of sidewalks and lighting to support adequate pedestrian travel. In addition, stormwater control measures must be implemented to prevent site erosion and avoid unsafe road conditions. Ultimately, the site is ideal for the proposed use given proper design and construction methods to meet our current development standards, ADA compliance, and accommodate generally foreseeable additional safety needs.

CURRENT ZONING MAP



AERIAL





DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 12

SUBJECT: ANX-C2100043 and ZA-C2100043

CITY COUNCIL MEETING DATE: 11/06/2023

PURPOSE FOR REQUEST:

Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville tract 2 with 32.937 acres (amended application) tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 13, 2021, and City Council on October 4, 2021. Tabled indefinitely on April 18, 2022; On August 7, 2023, item was removed from table and placed on the August 21, 2023 agenda. Tabled until September 18, 2023. Tabled again until 10/16/2023, however, no meeting occurred due to no quorum.

HISTORY/ FACTS / ISSUES:

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

OPTIONS: Approve, Deny or Postpone

RECOMMENDED SAMPLE MOTION:

If annexation and zoning is approved motion recommended to be as follows: Motion to approve annexation and zoning application C2100043 tract # 2 known as a portion of TMP 093 004 001 with 32.937 acres. Density shall not exceed 75 units or 2.28 units per acre. Approval shall be conditioned per Planning and Zoning Department summary letter dated 01.11.2022.

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

DEPARTMENT: Planning and Zoning

REQUESTED BY: Jameson Kinley

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



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

Date: 1/11/2022

To: Mayor Mike Eason and City Council

Reference: ANX/ZA C2100043 Planning and Zoning Department Summary

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

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

David Picklesimer
Planning Director

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 12/7/21

From: David Picklesimer, Planning Director

Reference: ANX/ZA C2100043 Timeline

- Original application submitted to the city: 8/14/20.
- Original application submitted to Dawson County BOC: 8/21/20.
- Planning Department advertised original application: 8/26/20.
- Original application response received from Dawson County BOC: 9/11/20.
- Planning Commission public hearing on original application: 9/14/20. Applicant requested postponement.
- Planning Commission public hearing on original application: 11/9/20. PC voted to deny.
- Council held public hearing on original application: 11/16/20. Council postponed until 1/19/21.
- Applicant amended application: 12/9/20.
- Amended application submitted to Dawson County BOC: 12/9/20
- Dawson County BOC response to amended application received: 1/7/21.
- Council held public hearing 1/19/21. Council tabled until arbitration complete.
- Dawson County BOC withdrew objection 5/11/21.
- Planning Department advertised Council public hearing meeting on 5/26/21 for amended application.
- Council public hearing date 6/21/21 for amended application.
- Council final decision date 7/19/21 for amended application.
- Applicant requested to postpone 7/19/21 until 10/18/21 to allow adjoining property owner time to request annexation.
- Planning Department advertised amended application 8/18/21 due to wrong TMP advertised.
- Planning Commission public hearing date 9/13/21 due to wrong TMP advertised.
- Planning Commission denied request 9/13/21.
- City Council public hearing date 10/4/21 due to wrong TMP advertised.
- City Council decision date 10/18/21.
- City Council postponed until 12/6/21.
- City Council postponed until 1/20/22.
- City Council postponed until 03/21/22.

**Perimeter Road
32.937 Acres**

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

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

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

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

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

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

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

Said property contains 32.937 Acres

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

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

MICHAEL R. SLEISTER
(Of Counsel)

L. LEE DAILEY
(1939-2013)

September 24, 2021



VIA HAND DELIVERY

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

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

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

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

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

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

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

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

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

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

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

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

**Perimeter Road
Tract 2
32.937 Acres**



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

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

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

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

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

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

Said property contains 32.937 Acres



Google Earth

Imagery date: 11/1/1...

70 m

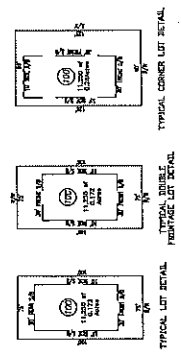
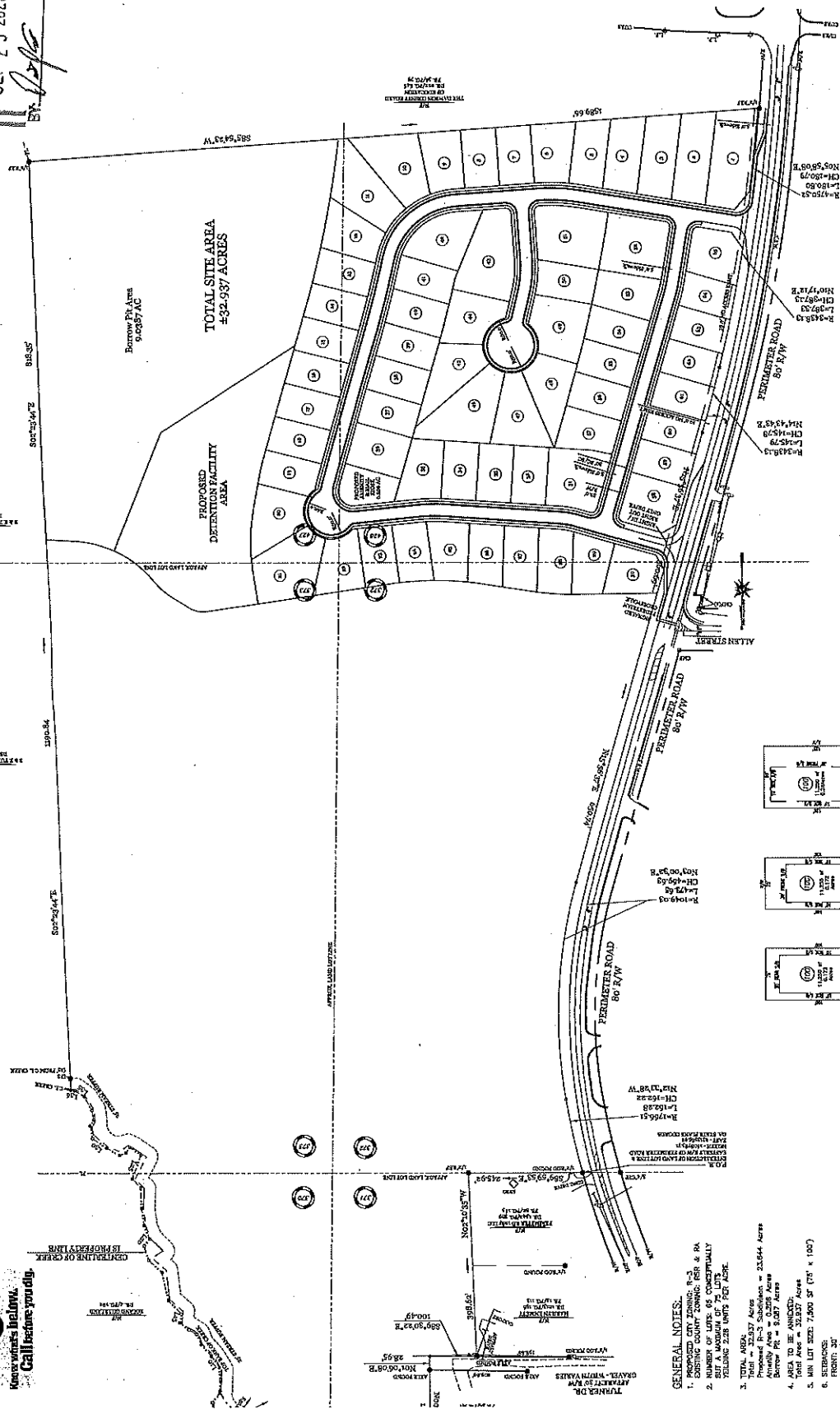
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RECEIVED
SEP 23 2021
BY: [Signature]



Know what's below.
Call before you dig.

COASTLINE OF CREEK
IS PROPOSED LINE
ON 10/10/2020



- GENERAL NOTES:**
1. EXISTING COUNTY TUNNEL (PER & RA) SHALL BE MAINTAINED.
 2. NUMBER OF LOTS: 65 CONCEPTUALLY. BUT A MAXIMUM OF 75 LOTS. FUTURE LOTS ARE NOT SHOWN.
 3. TOTAL AREA: 432.937 Acres. Proposed R-3 Subdivision = 23.644 Acres. Proposed R-3 Subdivision = 2.007 Acres. Borrow PA = 2.007 Acres.
 4. ALL TO BE ASSIGNED.
 5. GROUND AREA = 23.644 Acres.
 6. MIN LOT SIZE: 7,500 SF (75' x 100').
 7. SEPARATION: 10'.
 8. REAR: 20'.
 9. RIGHT-OF-WAY SUBDIVISION RIGGS 50'.
 10. ROADWAY: 30' BACK OF CURB TO BACK OF CURB. W/ 2' BUNNY STRIPS AND 5' SIDEWALK.
 11. THIS PHASE OF DEVELOPMENT TO BE SERVED BY CHARTER SANITARY SEWER AND DOMESTIC WATER SERVICE.

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



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

Annexation Petition
into the
City of Dawsonville, GA

Annexation # C2100043

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

COPY

Please Print Clearly

ZONING AMENDMENT APPLICATION AND FEES RECEIVED? ☐ YES ☐ NO

Applicant Name(s): Allen Street Properties LLC

Mailing Address 1090 Oakhaven Drive City Roswell State GA Zip 30075

E-Mail _____

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

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

Mailing Address 1090 Oakhaven Dr City Roswell State GA Zip 30075

E-Mail _____

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

Address of Property to be Annexed: Perimeter Road

VACANT LOT

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

Land Lot # 370, 371, 372, 373, 427, 428 District # 12th Section # 32A37AL Legal Recorded in Deed Book # 1053 Page # 303

Current Use of Property: vacant

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

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

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

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

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

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

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

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

Amended

12/9/20 - 9/24/21

COPY



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

**Annexation Petition
into the
City of Dawsonville, GA**

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

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

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

ARC Population Estimate Information

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

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



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

**Annexation Petition
into the
City of Dawsonville, GA**

Property Owner(s) Authorization

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

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

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

(2) _____
Property Owner Signature Property Owner Printed Name

(1) _____
Applicant Signature Applicant Printed Name

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

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



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

Planning Commission Meeting Date (if rezone): 9/14 & 11/9/2020

Dates Advertised: 8/26/2020 Sent on 8/21/2020

1st City Council Reading Date: 11/16/2020

2nd City Council Reading Date: 1/19/21

Approved: YES NO

Date Certified Mail to: 8/21/20 County Board of Commissioners & Chairman ✓ County Manager ✓ County Attorney ✓

Date certified mail to 12/9/20
☒ Letter Received from Dawson County Date: 9/11/20

☒ Letter received from Dawson County Date: 1-7-2021

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

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

FOR

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



NATURE OF REQUEST

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

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

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

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

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

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

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

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

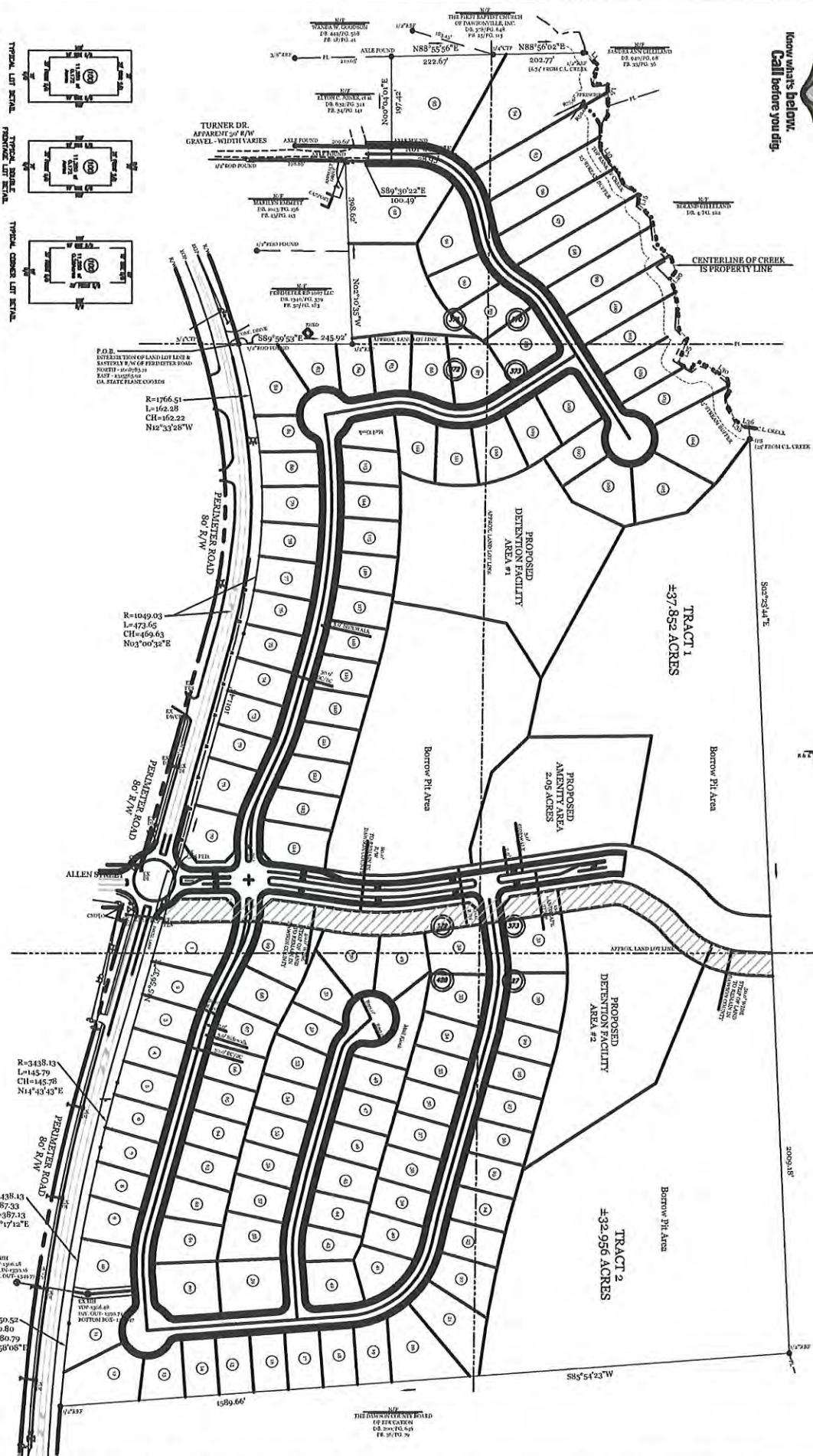
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF DAVENPORT, IOWA, AND THAT THE SAME HAVE BEEN EXAMINED AND FOUND TO BE A TRUE AND CORRECT COPY OF THE RECORDS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF DAVENPORT, IOWA.

No. By Date Revision District: NORTH 1/2 43th County: DAVENPORT, IA. Scale: 1"=30' 1 of 1
 Grid File No: 07/01/93 - PERMETER RD 1993 REZONE.DWG Project: 00103 Drawn By: AS

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



Know what's below.
Call before you dig.



GENERAL NOTES:

1. EXISTING COUNTY ZONING: R-1A
2. PROPOSED ZONING: R-1A
3. TOTAL ACRES: 70.808
4. TRACT 1: 37.852 ACRES
5. TRACT 2: 32.956 ACRES
6. SERVICE: 15' ALONG ARTERIAL ROADS
7. RIGHT-OF-WAY: SUBSTANDARD ROADS 50' / PARKWAY 60'
8. ROADWAY: 30' BACK OF CURB TO BACK OF CURB
9. THIS PHASE OF DEVELOPMENT TO BE SERVED BY DRAINAGE SHEDDING SYSTEM AND DOMESTIC WATER SERVICE.

TYPICAL CORNER LOT DETAIL

TYPICAL LOT DETAIL

TYPICAL LOT DETAIL

GRAPHIC SCALE



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

Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
7165 SHADY GROVE ROAD CUMMING, GEORGIA 30041
OFFICE: 678-513-8838



REVISIONS		
NO.	DATE	REMARKS

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

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

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

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

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

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

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

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

Said property contains +/-37.852 Acres.

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

**Perimeter Road
Tract 2
32.956 Acres**

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

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

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

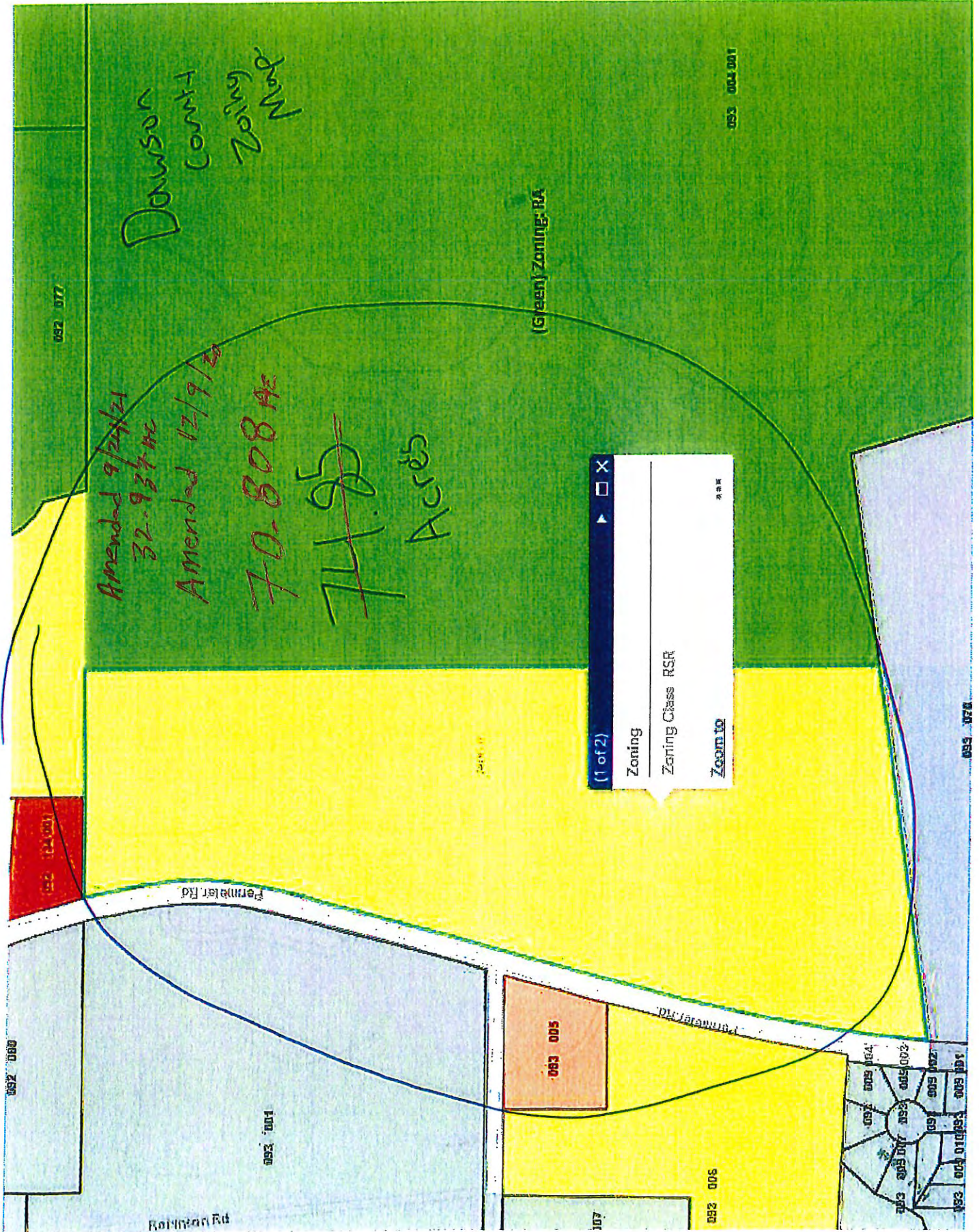
THENCE from said point as thus established, North 89 Degrees 17 Minutes 56 Seconds East for a distance of 171.99 feet to a point; THENCE along a curve to the right having a radius of 636.62 feet and an arc length of 103.13 feet being subtended by a chord bearing of South 86 Degrees 03 Minutes 37 Seconds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

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

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

Said property contains 32.956 Acres

COPY



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



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

Zoning Amendment Application

Request # ZA- C2100043

☐ Condition/Stipulation Change

COPY

Original ZA # _____

Applicant Name(s): Michael K Turner

Address: 1090 Oakhaven Drive City: Roswell Zip: GA

Phone: _____ Cell Phone: _____

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

Property Address: Perimeter Road

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

Tax Map # 093004001 Parcel # _____ Current Zoning: agricultural

Land Lot(s): 370 371 372 373 427 428 District: 1214 Section: _____

Subdivision Name: _____ Lot # _____

Acres: 74.865 Current Use of Property: Vacant

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

The applicant request:

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

Proposed use of property if rezoned is: Residential

If Residential: # of lots proposed 124 Minimum lot size proposed 75 x 100 (Include Conceptual Plan)

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

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

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

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

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

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

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

[Signature]
Signature of Applicant

8/14/2020
Date

Office Use Only:

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

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

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

Postponed: YES NO Date: 11/16/2020 Rescheduled for next Meeting: 1/9/21

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

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



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

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

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

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

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

[Signature]

Notary Public, State of Georgia

My Commission Expires: 11-19-2022



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

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



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

**Zoning Amendment
Campaign Disclosure**

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

COPY

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

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

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

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

Amount \$ _____ Date: _____

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

A handwritten signature in black ink, appearing to be "David J. [unclear]", is written over a horizontal line.

Signature of Applicant / Representative of Applicant

8/14/2020
Date

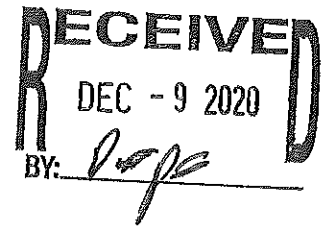
Failure to complete this form is a statement that no disclosure is required.

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

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

FOR

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



NATURE OF REQUEST

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

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

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

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

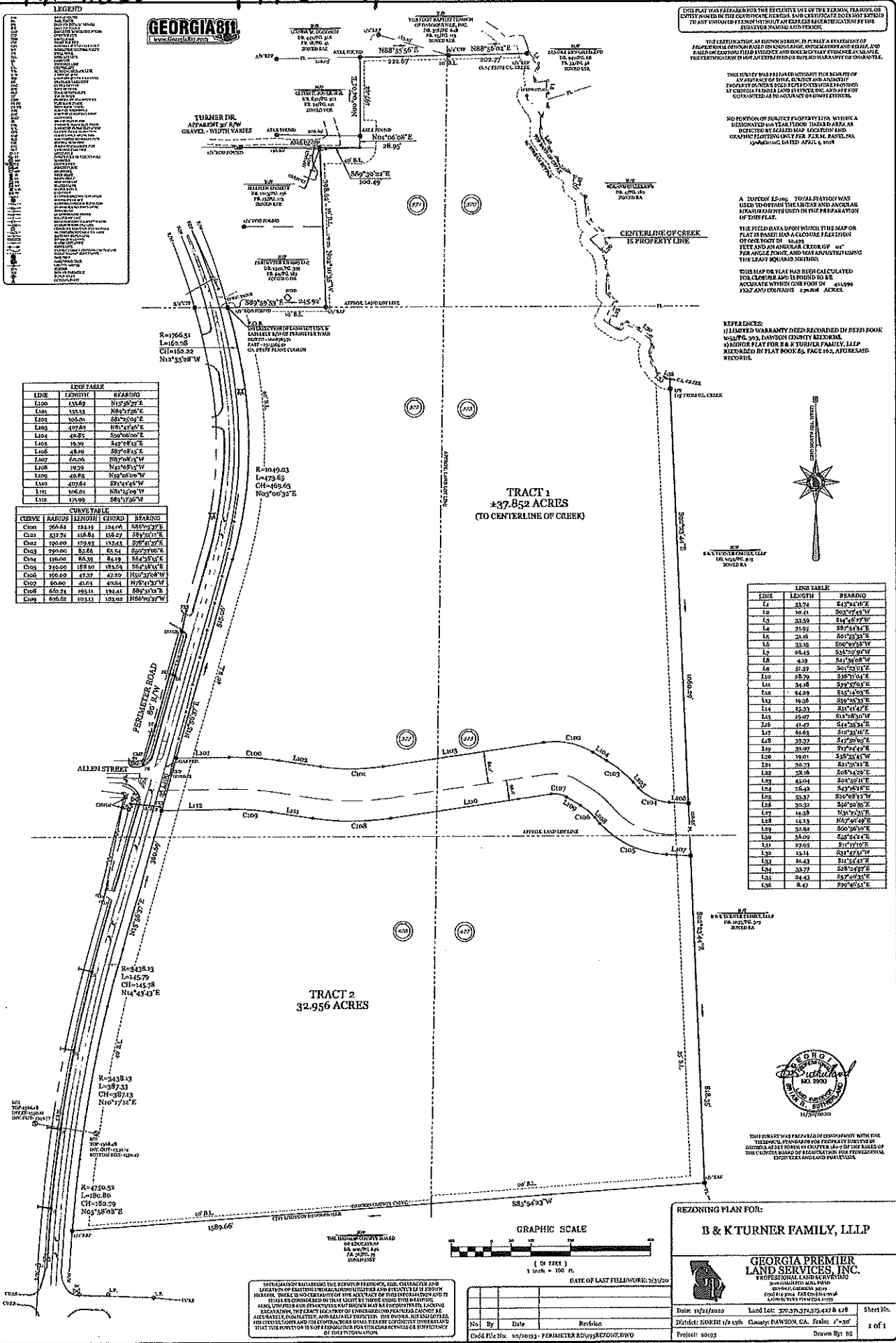
Located to the north of subject property along Perimeter Road is residential property zoned R-A. Located to the north of subject property located along the Turner Drive access is The First Baptist Church of Dawsonville. Located to the east of the subject property is residential tracts and a large tract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

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

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

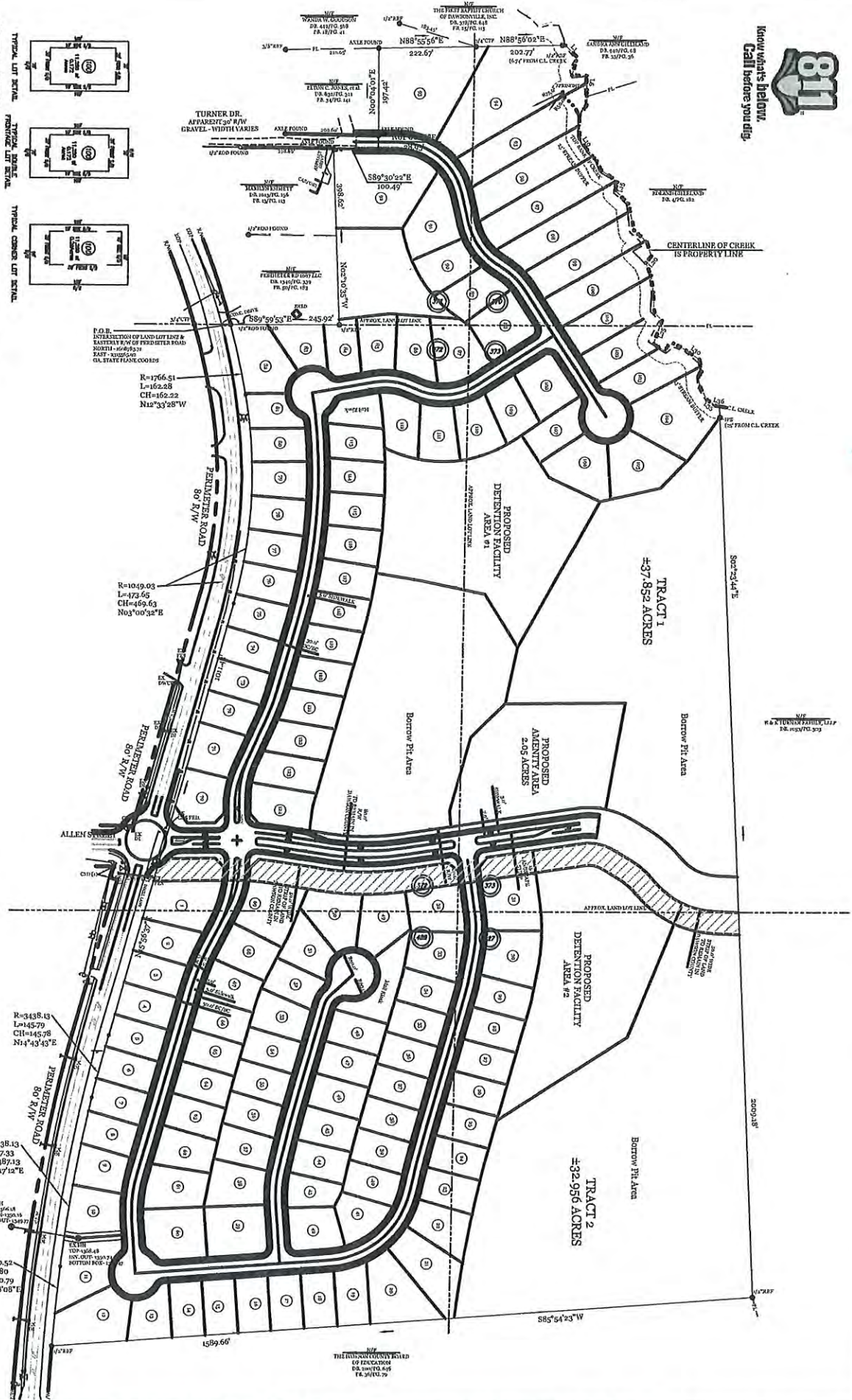
We feel that the requested annexation and rezoning to allow for a 124 Lot residential subdivision would be an appropriate type of use for this area. It is unlikely to pose any problems for any of the neighbors. We do not believe that allowing the proposed use of this property would in any way devalue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

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





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



4. Tract 1: 57.652 Acres & Tract 2: 32.056 Acres

B. ROADWAY: 30' BACK OF CURB TO BACK
W/ 2' SECTILE STRIPS AND

9. THIS PHASE OF DEVELOPMENT TO BE SET BY

СВАРКА И СНАТ

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

Civilscapes, Inc.

Civil Design & Landscape Architecture
7185 SHADY GROVE ROAD CUMMING, GEORGIA 30041
OFFICE: 878-513-8838



REVISIONS		
NO.	DATE	REVISION

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

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

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

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

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

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

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

Said property contains +/-37.852 Acres.

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

**Perimeter Road
Tract 2
32.956 Acres**

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

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

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

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

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

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

Said property contains 32.956 Acres

City Council:
John Walden
Caleb Phillips
William Ilg
Mark French



Michael Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

PUBLIC NOTICE

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

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

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

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

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

PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

ANX/ZA C2100043

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE: **9-13-21**

TIME: **5:30 PM**

CITY COUNCIL:

DATE: **10-04-21**

TIME: **5 PM**

HEARING LOCATION: **5 PM**

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

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

THIS SIGN NOT TO BE REMOVED

PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

ANX/ZA-C2100043

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE: 9-13-21

TIME: 5:30PM

CITY COUNCIL:

DATE: 10-04-21

TIME: 5 PM

HEARING LOCATION:

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

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-245-5271

THIS SIGN NOT TO BE REMOVED WITHOUT PERMISSION

PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

ANX/ZA C2100043

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE: 9-13-21

TIME: 5:30 PM

CITY COUNCIL:

DATE: 10-04-21

TIME: 5 PM

HEARING LOCATION:

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

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

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

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

55784 9/1

PUBLIC NOTICE

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

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

55554 8/25,9/1

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

55790 9/1,8

Public Sales Auctions

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

Probate Notices**IN THE PROBATE COURT OF DAWSON COUNTY**

STATE OF GEORGIA
IN RE: ESTATE OF STANLEY NEAL LANGSTON DECEASED
ESTATE NO. 2021-E5-121
PETITION FOR LETTERS OF ADMINISTRATION NOTICE and to whom it may concern:
Gregory Van Langston has petitioned for Gregory Van Langston to be appointed administrator(s) of the estate of STANLEY NEAL LANGSTON deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 13th 2021
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

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

IN THE PROBATE COURT OF DAWSON COUNTY

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

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

Clerk of
25 Justice
Dawsonville
(706)344-3580

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

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DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

SUBJECT: **ORDINANCE NO. 08-2023: INFRASTRUCTURE DEDICATION ORDINANCE
AMENDMENT**

CITY COUNCIL MEETING DATE: 11/06/2023

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST: **FIRST READING**

**ORDINANCE NO. 08-2023: AN ORDINANCE TO AMEND THE INFRASTRUCTURE DEDICATION
ORDINANCE OF THE CITY OF DAWSONVILLE, GEORGIA, TO PROVIDE FOR AN EFFECTIVE
DATE, AND FOR OTHER PURPOSES**

**FIRST READING: NOVEMBER 6, 2023; SECOND READING AND CONSIDERATION TO ADOPT:
DECEMBER 4, 2023**

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Kevin Tallant, City Attorney

ORDINANCE NO. 08-2023

AN ORDINANCE TO AMEND THE INFRASTRUCTURE DEDICATION ORDINANCE OF THE CITY OF DAWSONVILLE, GEORGIA, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

WHEREAS, pursuant to Article IX, Section II, Paragraph II of the Constitution of the State of Georgia and Chapter 35 of Title 36 of the Official Code of Georgia, the City Council of Dawsonville is empowered to adopt reasonable ordinances for local government upon matters not governed by general law and which are not inconsistent with the Constitution of the State of Georgia or the Charter of the City of Dawsonville;

WHEREAS, the City of Dawsonville previously enacted a process for private developers to tender their infrastructure to the City of Dawsonville; and

WHEREAS, the process for private developers to tender their infrastructure to the City of Dawsonville has a bonding component and a timing component designed to protect the City from sub-standard or pre-maturely failing infrastructure; and

WHEREAS, delays in the process of construction have created a situation where the City needs additional protection and assurance as to the condition and workmanship of the infrastructure before it is dedicated to the City; and

WHEREAS, the City Council has determined it is in the interests of public health, safety, morals, convenience, order, prosperity, and general welfare of the City of Dawsonville to update the City's Infrastructure Dedication Ordinance to prohibit and provide for penalties for such conduct,

NOW THEREFORE, the governing body of the City of Dawsonville, Georgia, does hereby amend its Infrastructure Dedication Ordinance as follows:

SECTION I: Infrastructure Dedication

Subpart B Land Development Regulations, Chapter 101 Land Development Regulations, Section 101-2 of the Dawsonville Code of Ordinances is hereby amended by striking Section 101-2 in its entirety and inserting in lieu thereof a new section 101-2, as follows:

§ Sec. 101-2 Infrastructure dedication.

(a) Definitions

- (1) Date of tender: The date upon which the developer tenders the systems for dedication to the City of Dawsonville.

- (2) Deficiency: Any failure of a system to comply with the Development Code.
 - (3) Development Code: The Development Code of the City of Dawsonville, latest edition.
 - (4) Systems: Any road, water, sewer, or stormwater management system which a developer tenders for dedication to the City of Dawsonville.
- (b) Prior to the acceptance of any road, water, sewer, or stormwater management system (hereinafter referred to as "systems") by the City of Dawsonville, the following regulations must be complied with by the developer of said systems:
- (1) At 90 percent build-out of the development under construction, the developer shall tender a dedication of all systems to the City of Dawsonville. The City of Dawsonville shall not accept the dedication of said systems until the later of 15 months after the date of tender by the developer, or 12 months after the final inspection of the system. The City may accept a dedication at a later date, and nothing in this section shall be construed to obligate the City to accept a dedication at any time.
 - (2) At 20 percent build-out of the development under construction, the developer shall post a maintenance and performance bond for the road, water, sewer, and stormwater management systems in the development equal to 20 percent of the value of the systems. The value of the systems as referred to in this subparagraph shall be the total cost of construction of said systems as determined by the city based upon information provided by the developer and/or the city engineer, including both materials and labor, as required to comply with the development code.
 - (3) During the time between the date of tender by the developer and the acceptance of the dedication by the City of Dawsonville, the developer shall have the responsibility to maintain and repair the systems and shall maintain and repair the systems so as to comply with the Development Code. In any event, the developer shall maintain and repair the systems so as to comply with the requests of the Director of Development of the City of Dawsonville.
 - (4) Between the 50th and 52nd week after the date of tender, the City of Dawsonville shall inspect the systems to ensure compliance with the Development Code. For the purposes of this ordinance, this inspection shall be the "final inspection" referred to in § 101-2(b)(1).
 - (5) To the extent that said inspections reveal any deficiencies in the systems tendered by the developer, the developer shall have until the 15th month after the date of tender to cure the deficiencies. If the deficiencies are not

cured by the developer, the City of Dawsonville shall have the right to call the maintenance bond and repair the facilities prior to the acceptance of dedication.

- (6) Should the maintenance bond prove to be insufficient to bring the systems up to compliance with the Development Code, or should it be determined that the systems cannot, for whatever reason, be expected to comply with the Development Code, the City of Dawsonville is not obligated to accept a dedication of systems by a developer.
- (7) The City of Dawsonville shall have the right to accept any or all of the systems tendered by the developer with or without the other systems so tendered being accepted. By way of example, after tender of road, water, sewer and stormwater management systems by a developer, the City of Dawsonville may, in its discretion, elect to accept only one of the systems, a combination of the systems, all of the systems, or none of the systems.

SECTION II: Incorporation and Repealer

Except as modified herein, the remainder of the Infrastructure Dedication Ordinance of the City of Dawsonville is affirmed and incorporated herein. All laws and parts of law in conflict with this enactment are hereby repealed.

SECTION III: Effective Date

This ordinance shall be effective the day following its passage by the City Council of Dawsonville.

SO ADOPTED AND ORDAINED by the City Council of Dawsonville, Georgia, this ____ day of _____, 2023.

MAYOR AND DAWSONVILLE CITY COUNCIL

By:

Mike Eason, Mayor

Caleb Phillips, Council Member Post #1

William Illg, Council Member Post #2

John Walden, Council Member Post #3

Mark French, Council Member Post #4

ATTESTED TO BY:

Beverly Banister, City Clerk



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 14

SUBJECT: **ORDINANCE NO. 09-2023: PARKING ORDINANCE AMENDMENT**

CITY COUNCIL MEETING DATE: 11/06/2023

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST: **FIRST READING**

ORDINANCE NO. 09-2023: AN ORDINANCE TO AMEND THE PARKING ORDINANCES OF THE CITY OF DAWSONVILLE, GEORGIA, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

FIRST READING: NOVEMBER 6, 2023; SECOND READING AND CONSIDERATION TO ADOPT: DECEMBER 4, 2023

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Kevin Tallant, City Attorney

ORDINANCE NO. 09-2023

AN ORDINANCE TO AMEND THE PARKING ORDINANCES OF THE CITY OF DAWSONVILLE, GEORGIA, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

WHEREAS, pursuant to Article IX, Section II, Paragraph II of the Constitution of the State of Georgia and Chapter 35 of Title 36 of the Official Code of Georgia, the City Council of Dawsonville is empowered to adopt reasonable ordinances for local government upon matters not governed by general law and which are not inconsistent with the Constitution of the State of Georgia or the Charter of the City of Dawsonville;

WHEREAS, the City Council is aware that, in various neighborhoods in the City of Dawsonville, parking on public property including on sidewalks has developed to the point that it impedes the flow of pedestrians who would use the sidewalks; and

WHEREAS, when pedestrians are not able to use the sidewalks which were intended for their use, the pedestrians may have to resort to the street, creating a potentially life-threatening situation and increasing the danger to both the motoring and pedestrian public; and

WHEREAS, the City Council has determined it is in the interests of public health, safety, morals, convenience, order, prosperity, and general welfare of the City of Dawsonville to update the City's Parking Ordinance to prohibit and provide for penalties for such conduct,

NOW THEREFORE, the governing body of the City of Dawsonville, Georgia, does hereby amend its Parking Ordinance as follows:

SECTION I: Parking

Chapter 13 Traffic and Vehicles, Article IV Parking, Section 13-42 Parking Restrictions, of the Dawsonville Code of Ordinances is hereby amended by striking Section 13-42 in its entirety and inserting in lieu thereof a new Section 13-42 as follows:

§ Sec. 13-42 Parking restrictions.

(a) A parked vehicle in any parking space or parking area on public property shall be allowed to remain in said parking space or area until 9:00 a.m. on the day following the date the vehicle was parked in the parking space or area. Moving a vehicle from one parking space to another in the same parking area or parking lot, or to another parking area of the city, shall be considered the same as leaving the vehicle in the same parking space. For any vehicles left in a parking lot or parking area beyond the 9:00 a.m. deadline described, the city may utilize nonconsensual towing to remove the vehicles at the owner's expense.

(b) The city may designate certain parking spaces as having a maximum time limit of two hours by proper signage. The city may utilize nonconsensual towing for any vehicles parked in designated parking spaces beyond the maximum time limit at the expense of the owner.

(c) Other parking areas and time limits may be added to this article by resolution of the council. Signage designating time limits in parking areas shall be erected by the city. The absence of a sign in a specific area shall not invalidate any portion of this article.

(d) Authorized and unauthorized purposes. Parking in city parking spaces or areas is permitted for the purpose of attending social events, city events, visiting offices and businesses, frequenting city facilities, including leased facilities, and for attendance at court and governmental functions. Use of city parking spaces or areas is not permitted for storage of vehicles, nor is it permitted for commercial purposes unless approved, in writing, by the city manager or his designee.

(e) Parking on sidewalks. No person shall park a vehicle entirely or partially within any sidewalk located (1) on public property, including but not limited to public rights of way, or (2) within a residential area regardless of the public or private nature of the sidewalk at issue.

(f) Penalties and enforcement.

(1) Citations and fines - Time: The owner of a vehicle parked in a designated parking space in violation of the time limits shall receive a citation issued by the code enforcement officer or by any law enforcement officer.

a. The fine shall be \$25.00 for each two-hour violation for any parking space with a two-hour time limit.

b. For all other parking areas, the fine shall be \$100.00 per day, starting at 9:01 a.m. the day following the date the vehicle was parked until it is removed either by the owner or through nonconsensual towing.

c. The violator may pay the fine at city hall, or may contest the citation at city municipal court.

(2) Citations and fines - Unauthorized purpose: The owner of a vehicle parked in a city parking space or area for an unauthorized purpose shall receive a citation issued by the code enforcement officer or by any other law enforcement officer, the fine for which shall be \$100.00 for each day that the violation continues.

(3) Citations and fines - Parking on sidewalks: The owner of a vehicle parked on a sidewalk in violation of this section shall receive a citation issued by the code enforcement officer or by any other law enforcement officer, the fine shall be \$100.00 for each day that the violation continues.

(4) Nonconsensual towing: Pursuant to the towing and removal procedures described herein, vehicles parked in violation of this code may be removed and stored in lieu of or in addition to issuance of a citation and fine.

(5) Any costs incurred by the city in enforcing this article shall be added to the court costs and paid in conjunction with fines assessed.

SECTION II: Incorporation and Repealer

Except as modified herein, the remainder of the Parking Ordinance of the City of Dawsonville is affirmed and incorporated herein. All laws and parts of law in conflict with this enactment are hereby repealed.

SECTION III: Effective Date

This ordinance shall be effective the day following its passage by the City Council of Dawsonville.

SO ADOPTED AND ORDAINED by the City Council of Dawsonville, Georgia, this ____ day of _____, 2023.

MAYOR AND DAWSONVILLE CITY COUNCIL

By:

Mike Eason, Mayor

Caleb Phillips, Council Member Post #1

William Illg, Council Member Post #2

John Walden, Council Member Post #3

Mark French, Council Member Post #4

ATTESTED TO BY:

Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 15

SUBJECT: **REQUEST FOR ANNEXATION FEE WAIVER FROM DAWSON COUNTY
BOARD OF EDUCATION**

CITY COUNCIL MEETING DATE: 11/06/2023

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

**DAWSON COUNTY BOARD OF EDUCATION HAS REQUESTED AN ANNEXATION FEE
WAIVER OF \$400 FOR ANX – C2400048**

HISTORY/ FACTS / ISSUES:

- **PROPERTY IS IN POST 2 CITY COUNCIL MEMBER WILLIAM ILLG DISTRICT**
- **PROPERTY LOCATION: 514 ALLEN STREET, TMP 093 005**
- **PARCEL ISLAND WITHIN THE CITY LIMITS**
- **BOE MAINTENANCE BUILDING**

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Jameson Kinley, Planning Director



*Dawson County Schools
28 Main Street
Dawsonville, GA 30534
(706) 265-3246
FAX (706) 265-1226
<http://www.dawson.k12.ga.us>
Nicole LeCave
Superintendent*

*Board Members:
Karen Armstrong
Doris Cook
Nathan Ingram
Barry Slaton
Elaine Wilson*

Mr. Bob Bolz
City Manager of Dawsonville
415 Hwy 53 E, Suite 100
Dawsonville, GA 30534

Dear Mr. Bolz,

On behalf of the Dawson County Board of Education, we would like to request that the Annexation Fee and Administrative Fee for the Annexation Petition Application be waived. This is for Tax Map Parcel #093005. If you have any questions, please let me know.

Sincerely,

Nicole LeCave
Superintendent
Dawson County School System
nlecave@dawson.k12.ga.us
706-265-3246



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 16

SUBJECT: **CONSIDERATION OF AN OPEN ANNEXATION PERIOD**

CITY COUNCIL MEETING DATE: 11/06/2023

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

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

**** NOTE: MAYOR EASON PREVIOUSLY REQUESTED THIS ITEM BE ADDED TO A FUTURE AGENDA FOR CONSIDERATION**

HISTORY/ FACTS / ISSUES:

- **COUNCIL PREVIOUSLY APPROVED OPEN ANNEXATION PERIOD ON:**
 - **01/08/2018 FOR 60 DAYS, AND**
 - **12/17/2018 FOR 120 DAYS, AND**
 - **12/20/2021 THROUGH 04/30/2022**

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: John Walden, Mayor Pro-Tem



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 17

SUBJECT: **PARKING ON CITY STREETS**

CITY COUNCIL MEETING DATE: 11/06/2023

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 PRESENT INFORMATION COLLECTED BY SUBDIVISION HOAS REGARDING THEIR ENFORCEMENT OF PARKED VEHICLES ON STREETS

HISTORY/ FACTS / ISSUES:

- **ORIGINAL ITEM PRESENTED TO CITY COUNCIL ON 09/18/2023 TO DISCUSS ISSUES REGARDING RESIDENTS COMPLAINING ABOUT PARKED VEHICLES ON STREETS IN SUBDIVISIONS**
- **RESPONSES RECEIVED FROM RED HAWK AND RAINHILL (SEE ATTACHED)**
- **SPOKE WITH BURTS CROSSING II AND THEY HAD NO ISSUES**
- **OTHER HOAS DID NOT RESPOND AND/OR THE HOA CONTACT IS UNKNOWN**

OPTIONS:

REQUESTING DIRECTION ON HOW TO PROCEED TO ADDRESS THESE ONGOING ISSUES.

RECOMMENDED SAMPLE MOTION:

RECOMMENDS ALLOWING LEGAL TO DRAFT AN ORDINANCE TO REVIEW AND CONSIDER

REQUESTED BY: Trampas Hansard, Public Works Director

Trampas Hansard

Red Hawk Response

From: Red Hawk Ridge HOA
Sent: Wednesday, September 20, 2023 1:12 PM
To: Trampas Hansard
Cc: Erin Skinner
Subject: Subdivision Parking Issues

Your call today was very encouraging regarding parking/street problems in our community and Dawsonville.

We have regulations prohibiting overnight parking but that remains an issue and very difficult to enforce dealing with private vehicles, business/work vehicles, RVs, and even a school bus. Our management company inspects once a month during the day so they are unable to monitor the problem. Board action to do so has met with some very negative reactions from residents and concern for safety for Board members..

We have also had issues of sidewalk parking which we have been able to control better more recently. Still an issue is parking in the sidewalk section of driveways in the right of way forcing pedestrians, lots of children as well as adults, into the street to get around or past the blockage.

An ordinance to impact overnight parking and blocking/parking on sidewalks (it's a law but unclear about the driveway section) would benefit our community immensely. How would this be enforced since the Sheriff cannot ticket in our neighborhood without an IGA? There is also an issue with speeding, not just some residents but vendors and even school buses at times.

I started to mention fireworks to you and that is a major safety issue in tight neighborhoods like ours with homes too close.. We've had some very frightening experiences with live embers on a roof, debris in the yards, setting off in the street (illegal), terror for residents with PTSD, to pets, fear of explosion, etc. This year was especially bad, even causing conflict between residents. I mentioned this to Mr. Kinley as well. If there is any consideration given to an ordinance against fireworks in communities like ours, that would be appreciated.

Measures to help communities with these safety issues are strongly supported. Thank you for calling. Lynne Campbell

Red Hawk Ridge HOA Board

1-1-4
B
Erin

To: Trampas Hansard

From: Rainhill Subdivision HOA

Re: Excessive speed (not posted) and items blocking the sidewalks.

Date: 10/23/2023

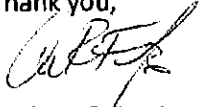
Greetings,

During a recent HOA meeting, it was expressed to us (the Board) a concern about the subdivision not having a posted speed limit that would be far less than the city speed ordinance. In general, any speed more than 15 miles per hour, is simply too fast for the roadways in the subdivision, especially the circles/cul-de-sacs, that are tight. The HOA board kindly asks speed limit signs (15 mph) to be posted within the subdivision.

In addition, we have been experiencing an ongoing issue with portable basketball goals being left on the sidewalks and in at least one case obstructing a fire hydrant. As the board is limited in any enforcement action, other than fines and cannot physically remove the property, we ask the City of Dawsonville to act and notify these homeowners, that the sidewalks cannot be blocked in any shape form or manner.

If you need additional information from the board, please let us know what we can do to bring this to a resolution.

Thank you,

A handwritten signature in black ink, appearing to read 'A. R. Fee Jr.', written over the printed name.

Andrew R Fee Jr.

President, Rainhill Subdivision HOA.



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 18

SUBJECT: **SALE OF SURPLUS COMPUTER EQUIPMENT**

CITY COUNCIL MEETING DATE: 11/06/2023

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

COUNCIL TO DECIDE THE VALUE TO BE PAID FOR THE IPAD'S PURCHASED DURING 2018.

HISTORY/ FACTS / ISSUES:

THESE IPADS WERE PURCHASED FOR APPROXIMATELY \$987.00 W/KEYBOARD AND PEN

OPTIONS:

**RESEARCH ON VALUE: TRADE IN VALUE RANGED FROM \$87.00 TO \$150.00.
RESALE VALUE RANGED FROM \$130.00 TO \$210.00.**

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Director



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 19

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

CITY COUNCIL MEETING DATE: 11/06/2023

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

PREPARED OCTOBER 30, 2023, FOR NOVEMBER 6, 2023, AGENDA

Moonshine Festival: Overall, a successful event with Saturday having by far the larger crowds. There were two law enforcement issues, some kids trying to steal from one of the vendor booths after hours and two 14 YOA kids drinking and acting inappropriately in the woods directly below shelter #3. On the medical side, we had two or three cases of issues with the heat, one fall when someone stepped off a curb and fell, and a busted thumb. The most serious concerned a gentleman who stepped over a barricade and attempted to cross Hwy 53 toward the funeral home. The funeral home did not allow cars to park in that area. According to witnesses per the DCSO, the gentleman failed to look, and the driver was distracted looking down toward the festival. The gentleman was struck. He was life flighted to the hospital. Otherwise, the festival went off without any problems. Kudos to K4K, the Board of Education, the Sheriff's Office, EMS, FFA, all the sponsors/vendors, and especially to the Public Works Team who worked 12-14 hours each day from Thursday through Sunday. Clean-up will continue most of this week.

Mayor Mike Eason: Please continue praying for Mayor Mike Eason as he remains hospitalized.

Christmas Tree Lighting, Parade, Jingle Market, Food Truck, Entertainment & Santa: Our final event is in conjunction with our annual Christmas Tree Lighting, Jingle Market, and Parade on Saturday, November 18th as we welcome the holiday season to Dawsonville. Once Halloween is over, we will begin the massive decoration process.

Christmas Decoration Contest: We are working with The Place to put together a Christmas decoration contest similar to what Good Shephard does with scarecrows. The DDA, the Chamber of Commerce, and sponsors are putting together cash prizes. Look for more information to come.

City's Scarecrow Entry – Good Shepherd Clinic Contest: Our entry received second place honors with first being taken by Iwo Jima on Hwy 53E.

AEMC Donation: You may remember that Amicalola Electric Membership Corporation donated funds that were used in Main Street Park. We received another donation of \$20,000.00 for economic development. We have submitted our recommendations for spending the funds to AEMC.

Downtown Strategic Plan: TSW and city staff hosted a very successful Strategic Plan Kick-off Meeting on September 7th with over 50 people in attendance. The presentation and feedback are available, which our Downtown Director has provided. This will be a portion of the community visioning stage of strategic planning. Our next meeting is November 2nd at 6 PM. Please review the following link. [DOWNTOWN DAWSONVILLE STRATEGIC PLAN PUBLIC MEETING #1 RESULTS \(canva.com\)](#)

Main Street Park Court Projects: The project is moving along with installation of the fence and net posts underway. Power has already been installed at that location.

Impact Fees Study: With approval and adoption of Comprehensive Plan, Adam Hazell at GMRC should be preparing his fee recommendations and our final CIP.

Rental Space - Distillery: The Fire Marshal has approved engineered drawings, and we expect work to start as soon as the festival is over. Station Place has submitted a draft lease agreement that is with our attorney. Work will start on the patio space as well after the Moonshine Festival.

Annexation Request: Superintendent LeCave reached out to me and advised that they have decided to annex their maintenance facility at the corner of Perimeter Road and Allen Street. They will be requesting a fee waiver and have submitted paperwork. Timeline: Application sent to applicant 10.20.2023, Planning commission Meeting 12.11.2023, City Council Meeting 12.18.2023, City Council Discussion 01.11.2024.

Expansion of Disc Golf Course: With approval of the City Council, the draft IGA has been submitted to the BOE. Superintendent LeCave advised that it has been approved and she will be sending it over. Now we can layout the course and begin clearing.

Skate Park: The concrete pad is poured, and the skate elements ordered. Due to a backlog of orders and supply chain difficulties, it may be late 2023 or early 2024 before the new elements will be installed and the old elements relocated. The concrete contractor completed ground dressing this week.

City Commissions and Authorities: We still have positions that need filling for the Planning Commission, the HPC, and the DDA.

DCA Historic Resource Survey \$6,000.00 Grant: With the City Council awarding the contract, work should begin soon.

GMRC Banquet: We will again host GMRC for the November banquet on the 16th in the Pirkle Room.

City Hall Work: The metal exterior walls were pressure washed and painted and look brand new.

Farmer's Market: The market had a successful year with October 21st being their last market day.

Well #112 Drilling: We have recommendations and appraisals for a test well site and a promising spring location we will be bringing to the City Council.

Georgia Racing Hall OF Fame:

- The American flag wall repainting is complete funded by the city.
- The rear wall mural incorporating the design approved by the City Council is complete and looks great. It will not be funded out of their GA Fund One grant.
- We still await engineered drawings from DHM. DCA has advised that the DHM may want to make some changes based on patio renovation plans.
- The GRHOF will be proposing removal of some bathroom space converting it to storage. Once we have received the plans, we will bring them to the City Council for approval.

Governor's Office of Planning & Budget Grant for Water System Infrastructure due to Population Increase:

No news on the grant we applied for offered by the Governor's Office of OPB that can be awarded to municipalities experiencing significant population increases. The grant request totaled \$1,154,720.00 and would be used to cover the cost of drilling and setting up operation of the new well. The grant requires a 75-25 match; so, our portion would be \$285,000.00. We have already budgeted in our Enterprise Fund for the total amount. If awarded, this could

represent a savings of at least \$896,220.00.

EWSA Service Delivery Area Agreement Implementation: Implementation is complete, and we are working out any kinks as they arise.

Lead & Copper Pipe Grant: Staff have identified pertinent areas and are making changes as needed.

Wastewater Treatment Plant: Staff are awaiting approval from the US Fish & Wildlife Service for their assessment of darters. Then, once approved, the design plans should go quickly through EPD and USDA processes. USDA has been awarding 45% grants and GEFA loans are under 3%. The open market rates have been good. All will be evaluated. Construction times are extended because of supply line issues. They anticipate a two-year construction time. They anticipate costs up to \$15 million and we have a \$3 million grant from the Governor's Office.

Roads & Streets:

- **TSPLOST:** Staff continue to work with the county to develop a list of projects for future consideration. We received engineered cost estimates.
- **Improvements to Downtown Roundabout:** GDOT has rebid the project to restripe the crosswalks around the old courthouse square. When a contractor is selected and an NTP issued, they will notify us.
- **Shoal Creek Bridge Construction & Paving Project:** The city requested utility relocation funds from GDOT to cover the \$200,000.00 cost required to relocate the city waterline as needed for the bridge project. With the help of the City Council/Mayor, we negotiated our portion to a cost of only \$40,805.00.

Dawson County Hazard Mitigation Task Force: Last updated in 2018 with city participation, both the City Manager and the Public Works Director participated this week in a virtual working group revising the plan for 2023.

Special Events:

- November 18 – Downtown Dawsonville Christmas Parade, Tree Lighting, Jingle Market, Food Trucks
- **Gospel In the Park:** Mark your calendars for May 11, 2024, as we host a gospel music festival in Main Street Park. Acts already confirmed for the event, include Randy & Mary Perry (Randy of the original The Perrys), Raven Harris (possibly the entire Raven Welch Band), in the works Jaden's Call, Karen Peck and New River with Josh Sims of Premier Rendition providing technical assistance with audio and lights.

Main Street Park Projects:

- **Playground & Shade:** Staff continue researching shade for various locations in the park and the dog park. We received \$10,000.00 from the Dawsonville Civitan Club which will be used for this project over the inclusive playground area. We hope installation will occur this winter.
- **Picnic Shelters #1 and #3:** Electrical power has been installed at both shelters.
- **Disc Golf:** Discussed above.
- **Basketball Court & Pickleball Courts:** Discussed above.
- **Skate Park Expansion:** Discussed above.
- **Small Bathroom between Shelter #3 and Skate Park/Court Area:** We are designing a rest room that can be set on site hooked up to utilities.
- **Water Fountains:** We continue evaluating additional locations for water fountains within the park, each costing about \$7,000.
- **Stage:** Staff are researching the purchase of a hydraulic, mobile stage. We have learned that John Megal may be interested in sponsoring the amphitheater.
- **Dog Park:** A ribbon cutting is being planned.
- **Splash Pad:** Research into the possibility of adding this amenity is underway. The current cost estimate is

over \$350,000.00.

- **Power for Shelters & Christmas Tree Walk:** The power is at shelters #1 and #3 and the court complex and should be completed in the next two weeks.

Leak Adjustments: There were only two leak adjustments this month, at a total cost of \$285.93 for water and \$120.52 for sewer totaling \$406.45.

Calendar YTD \$3,069.82 totals for the same period last year totaled \$15,617.24 reducing lost revenue and saving water.



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 20

SUBJECT: _____ **STAFF REPORT: FINANCE DIRECTOR** _____

CITY COUNCIL MEETING DATE: 11/06/2023

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 OCTOBER 31, 2023

HISTORY/ FACTS / ISSUES:

SEE ATTACHED FINANCIAL REPORTS

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Director

CITY OF DAWSONVILLE, GEORGIA
GENERAL FUND
July 1, 2023 - October 31, 2023

34%

	Budget	Actual	Percentage
REVENUES			
Taxes	\$ 2,457,600	\$ 917,165	37.32%
Licenses and permits	92,300	34,785	37.69%
Intergovernmental revenues	6,000	-	0.00%
Fees	297,550	51,199	17.21%
Other	409,895	61,799	15.08%
Total revenues	3,263,345	1,064,948	32.63%
EXPENDITURES			
Department:			
Council	162,200	51,100	31.50%
Mayor	63,700	5,333	8.37%
Elections	20,000	932	4.66%
Administration	1,037,433	272,340	26.25%
City Hall building	174,460	108,482	62.18%
Animal control	2,040	100	4.90%
Roads	796,000	196,797	24.72%
Parks	104,000	26,322	25.31%
Planning and zoning	572,839	169,081	29.52%
Economic development	330,673	138,807	41.98%
Total expenditures	3,263,345	969,294	29.70%
TOTAL REVENUES OVER EXPENDITURES		95,654	
Transfer in From Reserves		(95,654)	
NET CHANGE IN FUND BALANCE		-	

CITY OF DAWSONVILLE, GEORGIA
WATER, SEWER, AND GARBAGE FUND
July 1, 2023 - October 31, 2023

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 895,000	\$ 251,379	28.09%
Sewer fees	916,000	294,743	32.18%
Garbage fees	230,200	86,926	37.76%
Miscellaneous	<u>556,507</u>	<u>58,211</u>	<u>10.46%</u>
Total revenues	<u>2,597,707</u>	<u>691,259</u>	<u>26.61%</u>
EXPENDITURES			
Depreciation	633,000	173,716	27.44%
Garbage service	230,200	138,789	60.29%
Group insurance	200,000	43,604	21.80%
Insurance	600	-	0.00%
Interest	87,450	18,939	21.66%
Payroll taxes	36,000	8,257	22.94%
Professional	201,000	79,269	39.44%
Miscellaneous	166,205	264,306	159.02%
Repairs/supplies	274,000	76,292	27.84%
Retirement	30,000	9,772	32.57%
Salaries	451,852	110,496	24.45%
Technical services	88,000	31,590	35.90%
Utilities	<u>199,400</u>	<u>47,278</u>	<u>23.71%</u>
Total expenditures	<u>2,597,707</u>	<u>1,002,308</u>	<u>38.58%</u>
INCOME (LOSS)		<u><u>(311,049)</u></u>	

CITY OF DAWSONVILLE, GEORGIA

SPLOST VI

July 1, 2023 - October 31, 2023

SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	-	#DIV/0!
Interest	-	380	#DIV/0!
Other	<u>59,000</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>59,000</u>	<u>380</u>	<u>0.64%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	-	#DIV/0!
Roads and sidewalks		-	#DIV/0!
Public works equipment - roads	50,000	-	0.00%
Sewer projects	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	9,000	2,250	25.00%
Parks and recreation	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>59,000</u>	<u>2,250</u>	<u>3.81%</u>
TOTAL REVENUES OVER EXPENDITURES		(1,870)	
Transfer in From Reserves		<u>1,870</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA

SPLOST VII

July 1, 2023 - October 31, 2023

SPLOST VII

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	1,000,000	405,494	40.55%
Interest	21,000	19,423	92.49%
Other	<u>1,679,000</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>2,700,000</u>	<u>424,917</u>	<u>15.74%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	250,000	8,500	3.40%
Roads and sidewalks	1,000,000	64,158	6.42%
Public works equipment - roads	65,000	-	0.00%
Land Acq. / Downtown	-	-	0.00%
Public works equipment - sewer	780,000	-	0.00%
Water projects/Sewer Projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	-	-	#DIV/0!
Parks and recreation	<u>605,000</u>	<u>230,148</u>	<u>0.00%</u>
Total expenditures	<u>2,700,000</u>	<u>302,806</u>	<u>11.22%</u>
TOTAL REVENUES OVER EXPENDITURES		122,111	
Transfer in From Reserves		<u>(122,111)</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	