

AGENDA
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, August 21, 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 held August 7, 2023
 - b. Approve Grant Agreement with Georgia Department of Community Affairs
 - c. Approve Appointment of Field Engineering, LLC as a Secondary Engineering Firm
 - d. Approve Farmer's Market Fee Waiver for DC Health Department Car Seat Safety Check Event
 - e. Approve No Rate Change for 2024 Solid Waste Collection Service Rate and Service Charge
8. Employee Recognition

PUBLIC HEARING

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.

BUSINESS

10. Fifty-Sixth Annual Mountain Moonshine Festival: Request for Road Closures
11. ANX-C2100043 and ZA-C2100043: Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville tract 2 with 32.937 acres (amended application) tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 13, 2021 and City Council on October 4, 2021. Tabled indefinitely on April 18, 2022; On August 7, 2023 item was removed from table and placed on the August 21, 2023 agenda.
12. ANX-C2200170: B&K Turner Family, LLP has petitioned to annex into the city limits of Dawsonville the 35.31 acre tract known as TMP 083 025, Located at Land Lot 584, 4th District, Section 1, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning AP (Annexed Property District). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022. Tabled indefinitely on July 18, 2022; On August 7, 2023 item was removed from the table and placed on the August 21, 2023 agenda.
13. Ordinance No. 07-2023: An Ordinance To Amend The Alcoholic Beverage Ordinances Of The City Of Dawsonville, Georgia; To Provide For An Effective Date, And For Other Purposes (First Reading: August 7, 2023; Second Reading and Consideration to Adopt: August 21, 2023)

STAFF REPORTS

14. Bob Bolz, City Manager
15. 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, September 18, 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: 08/21/2023

PURPOSE FOR REQUEST:

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

- a. **Approve Minutes**
 - **Regular Meeting held August 7, 2023**
 - b. **Approve Grant Agreement with Georgia Department of Community Affairs**
 - c. **Approve Appointment of Field Engineering, LLC as a Secondary Engineering Firm**
 - d. **Approve Farmer's Market Fee Waiver for DC Health Department Car Seat Safety Check Event**
 - e. **Approve No Rate Change for 2024 Solid Waste Collection Service Rate and Service Charge**
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 08/21/2023

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 HELD AUGUST 7, 2023**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, August 7, 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 and Finance Director Robin Gazaway.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Walden.
4. **ANNOUNCEMENTS:** Mayor Eason announced the Family Connection Event, A Family Fair, will take place at Main Street Park on Friday, August 11, 2023 from 6:00 pm to 11:00 pm. The Farmer's Market is open on Wednesdays at 3:00 pm in addition to Saturdays from 8:00 am until 1:00 pm or until sold out. The City's Comprehensive Plan will hold its final public meeting on August 10, 2023 at 5:30 pm at City Hall; he encouraged the public to attend.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by W. Illg; second by M. French. 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 - e) made by M. French; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting and Work Session held July 17, 2023
 - Executive Session held July 17, 2023
 - b. Approve Agreement to Dismiss and Release Claims (Opioid Litigation)
 - c. Approve Contract for Medical, Dental, Term Life, Supplemental Insurance and Section 125 Broker
 - d. Approve Amended Bid for Construction of Basketball Court
 - e. Approve JLC Room Rental Fee Waiver for the Kiwanis Club of Dawson County
8. **AWARD ANNOUNCEMENT: CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING FOR FY 2022:** The Mayor and Council announced the City has been awarded the Certificate of Achievement for Excellence in Financial Reporting and the Award of Financial Reporting Achievement for the Finance Department for FY 2022. The awards were presented to the Finance Director, Robin Gazaway.
9. **PROCLAMATION: NATIONAL HEALTH CENTER WEEK, AUGUST 6-12, 2023:** The Mayor read the proclamation.

BUSINESS

10. **MILLAGE RATE FOR TAX YEAR 2023:** Motion to set the 2023 millage rate to 6.103 and roll it back to zero made by M. French; second by C. Phillips. Vote carried unanimously in favor.
11. **ORDINANCE NO. 07-2023: AN ORDINANCE TO AMEND THE ALCOHOLIC BEVERAGE ORDINANCES OF THE CITY OF DAWSONVILLE, GEORGIA; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES (FIRST READING: AUGUST 7, 2023; SECOND READING AND CONSIDERATION TO ADOPT: AUGUST 21, 2023):** Attorney Tallant provided a brief description of the amendment and read the first reading of the ordinance.
12. **AMENDMENT TO IGA FOR LAW ENFORCEMENT TO INCREASE COMPENSATION:** Mayor Eason explained he and Councilmember Walden met with Sheriff Johnson to discuss the retention of deputies assigned to the City and suggested additional compensation for the deputies. They are recommending an additional \$1.00 per hour for each deputy which totals \$4,651.52 annually.

Motion to approve the amendment to the IGA for an additional \$1.00 per hour for each deputy assigned to the City made by J. Walden; second by W. Illg. Councilmember French asked if the budget will be able to handle the increase; Director Gazaway responded yes. Vote carried unanimously in favor. Attorney Tallant noted his office would prepare the amendment.

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, August 7, 2023
5:00 P.M.

13. ITEMS LAID ON TABLE INDEFINITELY: Mayor Eason explained the City Council had previously tabled several items indefinitely in 2022. Planning Director Kinley reported the details on the annexation and rezoning requests, ANX-C2100043 and ZA-C2100043, which were tabled indefinitely on April 18, 2022 and the annexation request, ANX-C2200170, which was tabled indefinitely on July 18, 2022. Mayor Eason further stated that all required advertising has already been completed and requests the Council to place the items on a future agenda.

Motion to place ANX-C2100043/ZA-C2100043 and ANX-C2200170 on the August 21, 2023 City Council meeting agenda made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

ADJOURNMENT:

At 5:12 p.m. a motion to adjourn the meeting was made by W. Illg; second by J. Walden. Vote carried unanimously in favor.

Approved this 21st day of August 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



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

**SUBJECT: APPROVE GRANT AGREEMENT WITH GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS**

CITY COUNCIL MEETING DATE: 08/21/2023

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 GRANT AGREEMENT WITH DCA REGARDING THE HISTORY PRESERVATION FUND GRANT THE CITY HAS BEEN AWARDED FOR THE PURPOSE OF FUNDING A NEW HISTORIC RESOURCE SURVEY

HISTORY/ FACTS / ISSUES:

- **CITY COUNCIL APPROVED GRANT AWARD IN THE AMOUNT OF \$6,000 WITH A FIFTY PERCENT MATCH AT THE 07/17/2023 CITY COUNCIL MEETING**
 - **AGREEMENT HAS BEEN FORWARDED AND APPROVED BY CITY ATTORNEY**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Stacy Harris, Planning and Zoning Administrative Assistant

State of Georgia
Fulton County

**MEMORANDUM OF AGREEMENT BETWEEN THE GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS (“DCA”) AND CITY OF DAWSONVILLE (“CITY”)**

THIS MEMORANDUM OF AGREEMENT (hereinafter, “MOA”), effective on the 3rd day of July, 2023 (GRANT AWARD DATE), created upon consent between the Georgia Department of Community Affairs (hereinafter, “DCA”) a state agency, whose address is 60 Executive Park South, NE, Atlanta, GA 30329, and the City of Dawsonville (hereinafter, the “City”), whose address is 415 Highway 53 East, Suite 100, Dawsonville, GA, 30534, collectively, herein referred to as the “Parties”.

WHEREAS, DCA is an executive branch state government agency created under the Official Code of Georgia Annotated (“O.C.G.A.”) § 50-8-1 et seq. and has the power to enter into contracts for services and administer grants; and

WHEREAS, the provision of adequate public recreation and park facilities, equipment, and areas; the preservation of scenic, historic, ecological, and scientific sites; and the safe maintenance of such areas and facilities is an obligation of state of Georgia and a benefit to all the people; and

WHEREAS, O.C.G.A. § 12-3-32 authorizes the DCA to provide the above-mentioned services and facilities; and

WHEREAS, DCA is authorized by O.C.G.A. § 12-3-5 and 12-3-32 to contract and make cooperative agreements, leases, and rental agreements, with the United States Government, any county, municipality, local government, or any combination of same, any public or private corporation, firm, or any persons whatsoever, any public authority, agency, commission or institution, or between state agencies, for any of the services, purposes, duties, responsibilities or functions vested in DCA; and

WHEREAS, DCA acts as the liaison between the State of Georgia and the National Park Service (hereinafter, referred to as “NPS”), U.S. Department of Interior, by administering the Federal assistance program for preservation of properties listed on the National Register of Historic Places, as provided by the National Historic Preservation Act of 1966; and

WHEREAS, the City has duly applied for and been awarded a matching Historic Preservation Fund federal pass-through grant (hereinafter referred to as the “Grant”) in the amount of Six Thousand Dollars and Zero Cents (**\$6,000.00**) for the City of Dawsonville Historic Resources Survey and Inventory project as defined in Exhibit B such amount to be no greater than sixty percent (60%) of the allowable cost to the City of the project work, which is described, together with the budget for carrying it out, in Exhibit B, which is attached hereto and by reference specifically incorporated herein. Payments on a sixty percent (60%) reimbursement basis may be made at reasonable intervals and upon submission to DCA of a request for reimbursement, supported by required financial documentation and progress reports.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements contained herein contained, the parties hereto agree as follows:

Section 1. Statement of Work and Terms

- 1.1 The City shall carry out the proposed project work to be mutually agreed upon by DCA and the City as specified in Exhibits A-D.
- 1.2 Project work shall be carried out in conformance with the Secretary of the Interior's *Standards for the Evaluation, Identification, and Registration*, part of the Secretary of Interior's *Standards for Archaeology and Historic Preservation*. At the completion of the project all work will be reviewed by DCA in order to assure compliance with the Secretary of the Interior's *Standards for the Evaluation, Identification, and Registration*, part of the Secretary of the Interior's *Standards for Archaeology and Historic Preservation*. Final products that do not conform to the applicable Secretary of the Interior's Standards and approved scope of work will not be reimbursed.
- 1.3 The City shall notify and obtain approval by DCA prior to employing or otherwise securing the services of any consultant to be compensated with funds provided for in this Agreement.
- 1.4 The City shall carry out the approved City of Dawsonville Historic Resources Survey and Inventory project work between the date of written notification by DCA of the approval and **September 30, 2025**.
- 1.5 The City shall submit one copy of a first draft of the project to DCA for review and comment no later than **August 15, 2024**. The City shall submit one copy of a second draft to DCA no later than **November 1, 2024** for review and approval.
- 1.6 The City shall submit the required number of copies of the final project, as specified in Exhibit B, to DCA no later than **January 15, 2025**.
- 1.7 The City shall notify DCA in the event of any of the following conditions:
 - a) Problems, delays or adverse conditions which will materially affect the progress of the project work.
 - b) The need for adjustment to the project work or cost estimates.
- 1.8 The City shall submit progress reports summarizing the status of project work. Such reports shall be submitted to DCA with each on a regular basis, until the completions of the project.

- 1.9 The City shall submit one (1) copy of a completion report along with the final reimbursement request. Final payment shall not be made until the completion report has been approved.
- 1.10 Any publications, exhibits, public announcements, news releases or presentation related to this project shall acknowledge federal assistance as follows: *This (material or preservation project) has been financed with assistance from the Historic Preservation Fund, administered by the National Park Service, U. S. Department of Interior, through the Historic Preservation Division of the Georgia Department of Community Affairs. Any opinions, findings, conclusions or recommendations expressed in this [project/product] are those of the author(s) and do not necessarily reflect the views or policies of the Department of the Interior or the Georgia Department of Community Affairs, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender or disability in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street, N. W., Washington, D.C. 20240.*
- 1.11 The City will obtain approval by DCA and the National Park Service prior to publishing any product that has been produced with the assistance of this grant or matching funds.

Section 2. Disbursements and Financial Records

- 2.1 DCA shall issue disbursements to the City in accordance with this Agreement as follows:
- a. DCA will disburse the Grant to the City in an amount not more than sixty percent (60%) of the allowable cost to the City of the project work, as approved by DCA.
 - b. DCA will disburse an amount not to exceed **\$6,000.00** to the City not later than **November 30, 2025** (60 days after end date).
- 2.2 Payments on a sixty (60%) percent reimbursement basis may be made at reasonable intervals during project work and upon submission to the City of a request for reimbursement supported by required financial documentation and a statement of work accomplished to date. Reimbursements can only be provided against cash expenses.

- 2.3 Both Parties and any subcontracted parties shall maintain their registration with the System for Award Management (“SAM”), accessed at <http://www.sam.gov>. Failure to maintain registration can impact obligations and payments under this MOA and/or any other financial assistance or procurements documents the City may have with the Federal government.
- 2.4 Accurate records of all costs relating to the project work – whether cash expenditures or donated services, materials or equipment - shall be maintained by the City in a separate ledger, in accordance with acceptable management and accounting practices, and submitted to DCA. All record retention shall be in accordance with the regulations outlined in 2 CFR 200.333.
- 2.5 The City shall maintain financial documentation concerning the project work until a successful audit has been completed by DCA and DCA has notified the City in writing that such records are no longer needed. Copies of such records or any portion thereof shall be supplied to DCA upon request. For a period of three (3) years or until the City has been notified in writing by DCA that such records are no longer needed, whichever is earlier. The City shall maintain records of any other sources of state or federal funding for the project work in order that duplication of work or matching capability may be prevented. The City shall complete an audit within ninety (90) days after the end of the fiscal year in which the project ends and any other required financial or programmatic documentation as specified by the Single Audit Act of 1984 (31 U.S.C. '7501 et seq.) and all applicable Federal and State laws, regulations or guidelines.

Section 3. Points of Contact

All correspondence, invoices and any other communication regarding this MOA should be directed to the following representatives for DCA and the City:

**Georgia Department of Community
Affairs**

60 Executive Park South, NE
Atlanta, Georgia 30329
Attn: Torrey Long
Torrey.long@dca.ga.gov

City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, Georgia 30534
Attn: Amanda Edmondson
Director of Downtown
Development
downtowndevelopment@dawsonville-ga.gov

Section 4. Termination.

This MOA may be terminated prior to disbursement by either party for any reason upon seven (7) days prior written notice to the other party.

Section 5. Federal Requirements.

- 5.1 The City agrees to comply with all applicable regulations, laws, policies, guidelines and requirements of the grant program, including those outlined in the Historic Preservation Fund Grant Manual, OMB regulations in 2CFR200, National Register Programs Guidelines, the *Secretary of the Interior's Standards for Archaeology and Historic Preservation*, and any special conditions or regulations relating to the application, acceptance and use of Federal funds for a federally assisted project. Final products that do not conform to the applicable Secretary of the Interior's "Standards" will not be reimbursed.
- 5.2 The City agrees that no part of the funds provided for under the terms of this Agreement shall be used directly or indirectly to pay for any personal service, advertisement, telegram, telephone, letter, printed or written matter, or other device, intended or designated to influence in any manner a member of Congress, to favor or oppose, by vote or otherwise, any legislation or appropriation by Congress, whether before or after the introduction of any bill or resolution proposing such legislation or appropriation. Thus, costs associated with activities to influence legislation pending before the Congress, commonly referred to as "lobbying," are unallowable as charges to HPF-assisted grants, either on a direct or indirect basis (18 U.S.C. § 1913). If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- 5.3 The City will comply with Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d et seq., and in accordance with Title V of that Act, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives

Federal financial assistance. The City will immediately take any measures necessary to effectuate this provision.

- 5.4 The City will comply with Title VII of the Civil Rights Act of 1964 (42 U.S.C. 2000 et seq.) prohibiting employment discrimination where (1) the primary purpose of a grant is to provide employment, or (2) discriminatory employment practices will result in unequal treatment of persons who are or should be benefiting from the grant-aided activity.
- 5.5 The City will comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794 et. seq.) which requires that no qualified handicapped individual is solely, by reason of handicap, excluded from the participation in, denied the benefits of, or subjected to discrimination under any program or activity receiving Federal financial assistance.
- 5.6 The City agrees that whoever knowingly and willfully misapplies, steals, or obtains by fraud or endeavors to embezzle any funds, assets, or properties which are the subject of a subgrant, contract or other form of assistance pursuant to this award, or whoever receives, conceals or retains such funds, assets, or property with intent to convert such funds, assets, or property to his/her use or gain, knowing that such funds, assets or property have been embezzled, willfully misapplied, stolen, or obtained by fraud, shall be subject to prosecution.
- 5.7 The City and all sub-recipients or contractors must report any credible evidence that a principal, employee, agent, contractor, sub-recipient, or other person has submitted a false claim under the False Claims Act or has committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving grant funds. Report potential fraud, waste, abuse, or misconduct to:

Office of Inspector General
U.S. Department of the Interior

ATTN: Intake Management Unit
381 Elden Street, Suite 3000
Herndon, VA 20170
Telephone: (800) 424-5081
Fax: (703) 487-5402 (ATTN: HOTLINE OPERATIONS)

Section 6. Miscellaneous.

- 6.1 Communications and correspondence under this MOA may be conducted via email, facsimile, post, meetings and/or teleconferences.
- 6.2 This MOA sets forth the entire agreement and understanding between the parties as to the subject matter hereof and merges all prior discussions between them; and neither party shall be bound by any conditions, definitions, warranties, understandings or representations with respect to such subject matter other than as expressly provided herein.
- 6.3 This MOA may not be modified or altered except in writing by an instrument duly executed by authorized officers of DCA and City. No other terms and conditions, oral or written, be they consistent, inconsistent, or additional to those contained herein, shall be binding upon the parties, unless and until such terms and conditions shall have been specifically accepted in writing by the parties.
- 6.4 DCA is not a partner, joint venture, or in any other way a party to the Project.
- 6.5 This MOA shall be governed by, construed and applied in accordance with the laws of the State of Georgia.
- 6.6 With the express written consent of the other party, either party may assign in whole or in part, any of its rights and obligations here under to any other party, including its affiliates or successors, as may be provided by state and federal law program requirement, provided however, that notwithstanding any such agreement assignor retains primary responsibility for ensuring the obligations in Section 1 and Section 2 of this MOA are accomplished by an appropriate governmental entity.
- 6.7 If any provision of this MOA, or any portion thereof, should be ruled void, invalid, unenforceable or contrary to public policy by any court of competent jurisdiction, any remaining provisions of this MOA shall survive and be applied, and together with the invalid or unenforceable portion shall be construed or reformed to preserve as much of the original words, terms, purpose and intent as shall be permitted by law.
- 6.8 The section and paragraph headings contained in the MOA are for reference purposes only and shall not affect the meaning of interpretation of this MOA.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned duly authorized officers or agents for DCA and the City have hereunto affixed their signatures below.

AGREED TO BY:

BY GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (“DCA”)

By: _____
Jennifer Dixon
Division Director, Georgia Department of Community Affairs

_____ Date

(SEAL)

BY: CITY OF DAWSONVILLE

By: _____
_____ Date

(SEAL)

EXHIBIT A
GRANT ADMINISTRATION DELIVERABLES

The City is responsible for project and grant management. Grant management consists of action items and deliverables related to procurement, reporting, consultant management, and reimbursement. The following deliverables must be provided to DCA for review. DCA will complete the review of the deliverables within 15 days. All deliverables will be submitted to NR Tigers.

- Draft Request for Proposal (RFP)
- Bid Tabulation Forms
- Draft Consultant Contract
- Executed Consultant Contract
- Activity Reports
- Request for Reimbursement

Draft Request for Proposal (RFP)

TARGET DUE DATE: August 15, 2023

- The City must follow local procurement requirements.
- The draft documents for the RFP must be submitted to DCA prior to the RFP advertisement.
- The RFP should contain the following information on the projects:
 - Background information on the project
 - Scope of work
 - Timeline in which it needs to be completed
 - Expectations for review
 - Description of community role in project

Draft Consultant Contract

TARGET DUE DATE: September 1, 2023

- The City must provide a draft of the consultant contract prior to execution.
 - Placeholders can be used for unknown items such as project cost, consultant, initiation date, etc.
- The City should prepare this draft while the RFP is active.

Bid Tabulation Forms

TARGET DUE DATE: October 15, 2023

- The City shall submit a bid tabulation which summarizes the RFP results.
- The form must include a summary of each bid, including the firm, firm's address, firm's phone number, and cost proposal.
- The City must also indicate which bid is preferred along with a justification.
- Form must be submitted prior to execution of a contract with the preferred vendor.

Consultant Contract

TARGET DUE DATE: November 1, 2023

- The City shall submit a copy of the fully executed contract between the City and the consultant.

Activity Reports

DUE DATES: October 1, 2023; January 15, 2024; April 15, 2024; July 15, 2024; November 1, 2024; February 1, 2025

- The City shall submit a report on regular intervals.
- The report should include at a minimum, the work accomplished during the performance period, estimated expenses to date, anticipated completion date, and issues for DCA to address.

Request for Reimbursement:

DUE DATE: October 30, 2025

- The City may request a reimbursement at intervals coinciding with Activity Report due dates.
- The City must provide the following documentation with the request for reimbursement:
 - Invoices or receipts for services
 - Proof of payment of services via a cancelled check.
 - Proof of check creation is not sufficient for documentation.
 - Timesheets for donated labor for each individual
 - Rate of pay verification form for each individual donating labor

EXHIBIT B
SCOPE OF WORK
CITY OF DAWSONVILLE
HISTORIC RESOURCES SURVEY

The City will conduct phase one a comprehensive historic resources survey of an estimated 100 resources (or as many as *funds will allow*), which will include buildings, structures, sites, and objects, constructed before 1983, and located within the City of Dawsonville. The survey area will include the Downtown area of Dawsonville, which is defined on the map attached to this contract as Exhibit C.

All project work shall conform to the Secretary of the Interior's *Standards for Archaeology and Historic Preservation*, which include the *Standards for Evaluation, Identification, and Registration*. The project work will be prepared in accordance to (a) *National Register Bulletin: Guidelines for Local Surveys: A Basis for Preservation Planning*; (b) the Historic Preservation Division's guidance materials for identifying and documenting Georgia's historic resources, including the "Georgia Historic Resources Manual;" and (c) the DCAs Georgia's Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) web-based GIS database.

The City will ensure that the consultant(s) meets professional requirements according to the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) and possesses the following:

1. A thorough knowledge of and familiarity with American architectural history;
2. Demonstrated experience in researching and describing historic resources, conducting architectural surveys, and writing historic contexts;
3. A thorough knowledge of and familiarity with identifying and evaluating Georgia's historic resources including architectural styles and types, the GNAHRGIS database, and survey procedures;
4. Demonstrated writing skills; and
5. Experience with digital photography.

The City will ensure that consultant(s) is familiar with data categories and procedures for the GNAHRGIS system and is aware of the information contained in **Exhibit D**.

The City will ensure that all survey data and digital photographs are entered in the GNAHRGIS online database within the contract period. All data groups in GNAHRGIS will be completed for each resource surveyed and a **minimum of two (2) digital photographs**, dating to within six (6) months of the survey date, per surveyed resource will be uploaded. Resource information is entered and stored via the GNAHRGIS website. Printed (hard copy) resource "forms" are not required and are not reimbursable as part of this grant.

The City will provide a survey area map delineating surveyed parcels. The map will indicate the survey area boundary, any relevant local or National Register of Historic Places-listed historic district boundaries and any **proposed** amendments to existing boundaries, **ALL** addresses, legal parcels, **ALL** GNAHRGIS

ID numbers and **ALL** street names, and be at a scale of 1" = 200'. The map will include a key explaining boundaries.

The City will provide three (3) final printed copies and two (2) electronic copies (CD/DVD/USB) of the survey report, and the survey map, to DCA within the contract period.

The survey report is to include at a minimum:

- **Executive summary**, which includes the total number of surveyed resources;
- **Project description**, including how the survey was funded, who sponsored the survey, the name of the surveyor, and a general description of the survey area, including a clear statement and justification of the boundaries of the Phase Two area surveyed, and the total number of surveyed resources for Phase One;
 - In describing the survey's funding, include the following disclaimer:
 - "This (material or preservation project) has been financed with assistance from the Historic Preservation Fund, administered by the National Park Service, U. S. Department of Interior, through the Historic Preservation Division of the Georgia Department of Community Affairs. Any opinions, findings, conclusions or recommendations expressed in this [project/product] are those of the author(s) and do not necessarily reflect the views or policies of the Department of the Interior or the Georgia Department of Community Affairs, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender or disability in its federally-assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street, N. W., Washington, D.C. 20240."
- **Summary of previous preservation projects**, including previous survey efforts, local designations, National Register listings, and other historic preservation planning efforts;
- **Developmental history**, a brief but comprehensive written account of how the area developed over time, socially and physically, and how it reflects distinctive aspects of Georgia's history;
- **Survey methodology**, including the fieldwork techniques and research methods employed while conducting the survey references to previous surveys and any re-survey completed as part of this project;
- **Recommendations for future preservation activities**, including: potential National Register nominations for individual resources and/or historic districts with basic boundary justification(s) for any proposed historic districts, as applicable; potential updates and/or amendments to existing National Register historic district listings, as applicable; designation recommendations for potential local historic districts, as applicable; and potential economic development, heritage tourism, and other preservation planning activities;
 - The following disclaimer must be included in this section:
"This survey does not change the existing National Register nomination or listing in any

way, including but not limited to: contributing/noncontributing status of properties, period of significance, boundaries, and/or additional documentation. Any amendments, additional information, increase or decrease of boundaries must be made through the formal National Register process outlined in 36 CFR 60, as amended.”

- **Survey results and architectural analysis**, including the total number of surveyed resources divided into appropriate categories; a table listing all of the building types and all of the architectural styles as identified in GNAHRGIS, in addition to narrative defining the building types and architectural styles; local architectural character; some general observations (such as integrity and condition of resources, character-defining features, and apparent developmental trends), and local landmarks and eccentricities;
- **Appendix 1:** table listing all GNAHRGIS ID numbers associated with the survey paired with the address of the resource that each GNAHRGIS ID number represents.
- **Appendix 2:** A survey map that delineates the survey area; existing local historic district and National Register-listed district boundaries and potential updates and/or amendments to these existing district boundaries; and the boundaries of identified potential new historic districts (this map will be in addition to the separate 1”=200’ map discussed above).

The above criteria are the minimum standards. For more detailed guidance on the survey report, please refer to the Georgia Historic Resources Survey Manual.

All project development by the City shall be reviewed by DCA. The review process includes reviewing and approving consultant selection, the consultant contract, GNAHRGIS data, first draft of the survey report and map, subsequent drafts of the survey report and map, final draft of the survey report and map, and other materials determined necessary during project development.

Prior to review by DCA, the City shall review drafts of the survey report and map. The City shall ensure that the consultant provides GNAHRGIS survey data point documentation at the 25% and 75% data entry due dates.

The City will complete project work by the following due dates. Timelines will not be adjusted unless extreme circumstances require. Timeline adjustments will be requested and approved via written correspondence.

January 15, 2024	Approximately 25% of surveyed resource data entered into GNAHRGIS. Documentation spreadsheet submitted with Second Activity Report.
May 15, 2024	Approximately 75% of surveyed resource data entered into GNAHRGIS. Documentation spreadsheet submitted with Third Activity Report.
August 15, 2024	First Draft of Survey Report submitted in hard copy (1 unbound copy) or electronic format (MS Word) and map to the DCA for review and comment
November 1, 2024	Second Draft of Survey Report submitted in hard copy format to the DCA for review and comment, as necessary Final version of one (1) set of survey map(s) submitted for approval by the DCA
January 15, 2025	Final Survey Report submitted to the DCA in hard copy format three (3) copies and two (2) electronic copies (CD/DVD/USB)

**Final Survey Map Submitted to the DCA (1 copy)
All GNAHRGIS data and digital photographs for each resource completed**

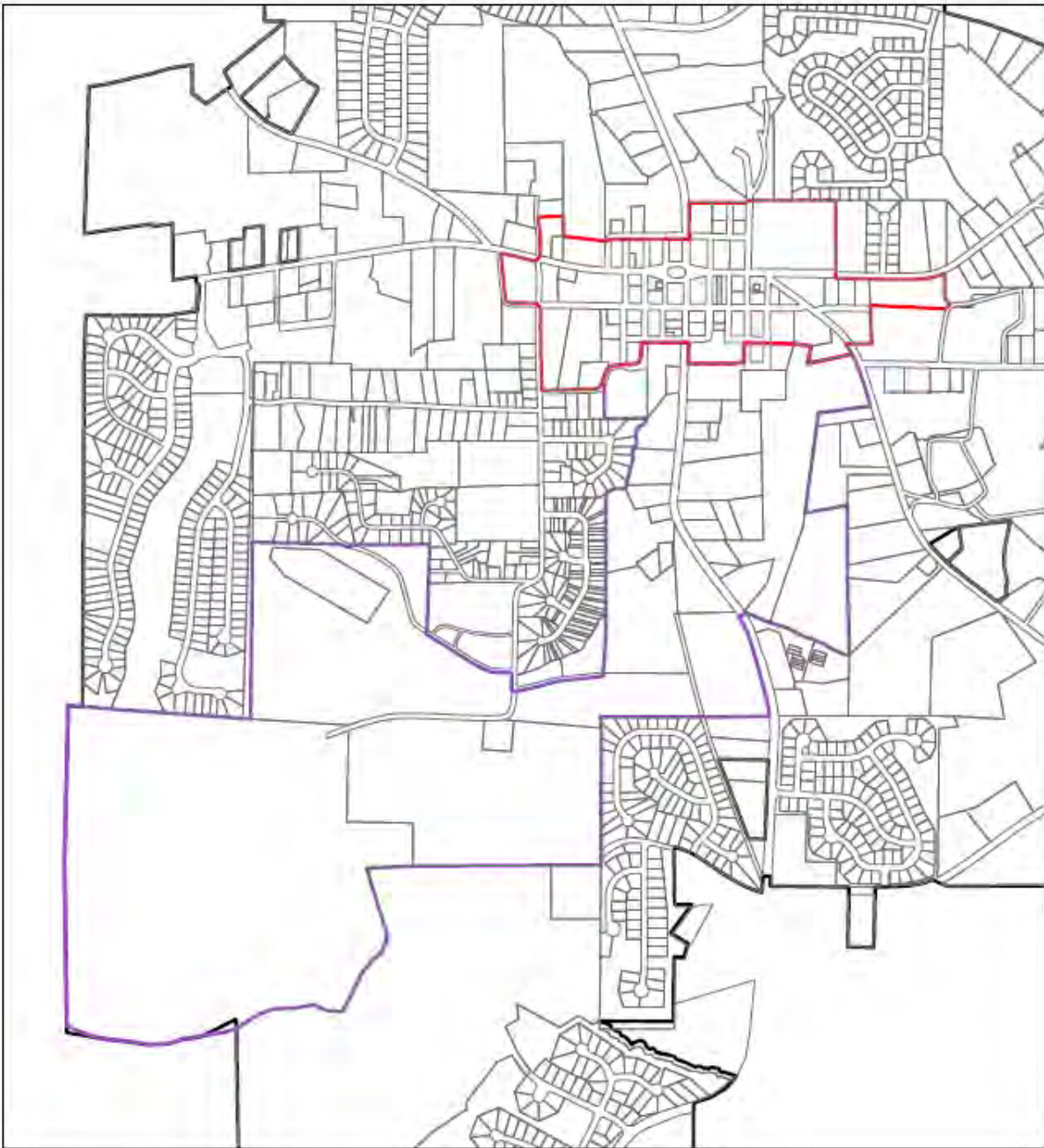
BUDGET

FEDERAL SHARE	\$ 6,000.00
MINIMUM REQUIRED MATCHING SHARE	<u>\$ 4,000.00</u>
MINIMUM TOTAL PROJECT COST	\$ 10,000.00

EXHIBIT C
MAP
CITY OF DAWSONVILLE
HISTORIC RESOURCES SURVEY

Map delineating boundaries of FFY 2023 HPF grant-funded historic resources survey for the City of Dawsonville identified as area within the shaded areas.

If funds allow for survey of additional resources outside of these boundaries, the consultant and the City should work with the DCA to define additional survey area boundaries in a systematic manner.







0 500 1,000 2,000 Feet



Proposed Historic Resource Survey Boundary

Legend

-  Parcels (101)
-  Historic District (68)
-  Boundary Survey Addition (32)
-  Dawsonville City Limits

Total Parcels
(101)
(68)
(32)

EXHIBIT D

NOTE ON RESURVEY OF RESOURCES CITY OF DAWSONVILLE HISTORIC RESOURCES SURVEY

Include the following language in the Request for Proposal, as budgeting for resurvey of resources can impact cost and time allowances:

In 2016, the City of Dawsonville, was surveyed, and resources documented through this survey were later entered into GNAHRGIS with varying degrees of accuracy. Therefore, this survey will likely have a high number of resurveyed resources. The below image of GNAHRGIS shows resources located within and around the proposed survey area. This means the surveyor will need to identify previously-surveyed points in GNAHRGIS and link new survey data (or resurveyed resources) to the previous entry to avoid duplicate entries for the same resource.

The surveyor will need to find the previous point or GNAHRGIS ID number via an address search, by locating the resource geographically using the GNAHRGIS map, or by exporting survey data from the GNAHRGIS Public website and filtering the points to identify those within the current survey area boundary. The address search method for locating previously surveyed resources will likely be the most helpful within municipalities or when a resource's address is clearly defined. In more rural areas of the county, where an exact address may not be immediately apparent, the method of geographically locating the resources using the GNAHRGIS map will likely be more effective.

These processes are discussed in detail in the GNAHRGIS help guides located within the web site.

Account for this process in determining time and budget allowances for this survey.

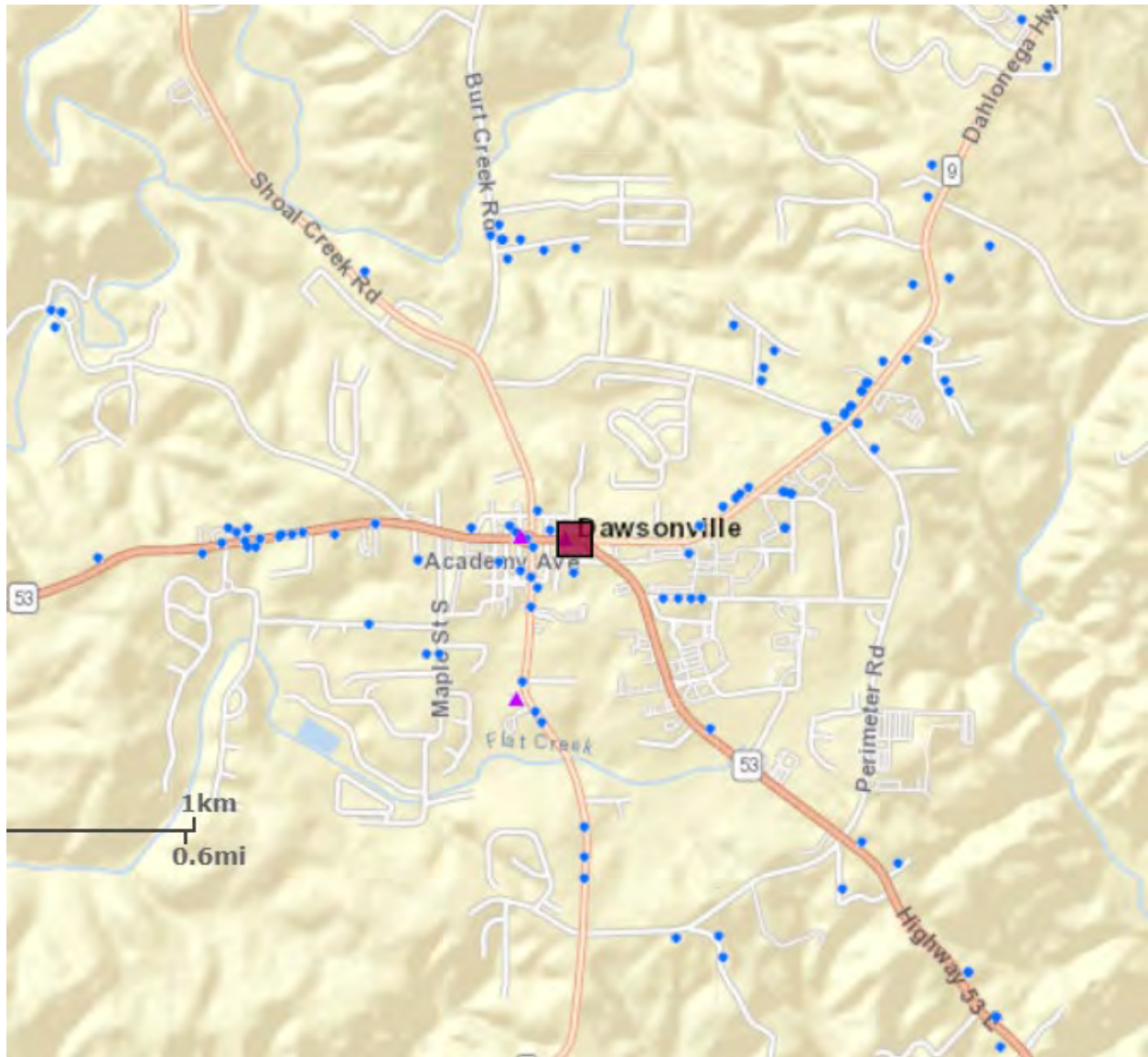


Figure 1 Screenshot of GNAHRGIS database of survey area, 4/19/23



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7c

SUBJECT: APPROVE APPOINTMENT OF FIELD ENGINEERING, LLC AS A SECONDARY ENGINEERING FIRM

CITY COUNCIL MEETING DATE: 08/21/2023

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 APPOINTMENT OF FIELD ENGINEERING, LLC FOR PROFESSIONAL SERVICES AS A SECONDARY ENGINEERING FIRM

HISTORY/ FACTS / ISSUES:

FIRM WILL BE UTILIZED FOR PRIMARILY NON WATER/SEWER PROJECTS BUT MAY ALSO BE USED FROM TIME TO TIME IN ADDITION TO TURNIPSEED ENGINEERING FIRM FOR WATER/SEWER PROJECTS AS NEEDED

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7d

SUBJECT: APPROVE FARMER'S MARKET FEE WAIVER FOR DC HEALTH DEPARTMENT
CAR SEAT SAFETY CHECK EVENT

CITY COUNCIL MEETING DATE: 08/21/2023

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 RENTAL FEE WAIVER OF \$225 FOR THE DAWSON COUNTY HEALTH DEPARTMENT TO HOLD THEIR CAR SEAT SAFETY CHECK EVENT

HISTORY/ FACTS / ISSUES:

EVENT WILL BE HELD ON FRIDAY, SEPTEMBER 22, 2023 FROM 7:30 AM TO 1:00 PM

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534
 Phone (706)265-3256
 Fax # (706)265-4214
 Email: permit.tech@dawsonville-ga.gov

Permit Application for:
 Parades, Public Assemblies,
 Demonstrations, and Rallies
 in Public Places

Permit Fee: Nonprofit: \$50.00 For-Profit: \$100.00

A completed application with Permit Fee must be received a minimum of 15 days prior to event.

* Events with alcohol or food Require additional forms & time to process

*ALL Road Closures must be approved by CC (3 hours or over)

1. Name of Event: CPS Week Car Seat Check PARADE RALLY OTHER Community Car Seat Check
2. Location of Event: Farmer's Market Pavilion PUBLIC DEMONSTRATION
3. Date(s) of Event: Sept 22 2023 PUBLIC ASSEMBLY
- Time of Event: Start: 7:30 (a.m./p.m.) End: 1 a.m./p.m. ROAD CLOSING _____ Hrs.
- NON-PROFIT (please provide 501 (c)(3) Information) PROFIT

4. Provide information listed below for the **main contact person** responsible for the organization of this event:

Name: <u>Amy Jusak</u>	Title: <u>County Office Mgr/CPST</u>
Organization: <u>Dawson Co Health Dept</u>	Telephone #: <u>706-265-2611</u>
Email Address: _____	Cell Phone #: _____
Address: <u>54 Hwy 53 E</u>	City: <u>Dawsonville</u> State: <u>GA</u> Zip Code: <u>30534</u>

5. Provide information listed below for any key personnel involved in coordinating this event. Also, provide information listed below on each officer of the club, organization, corporation, or partnership requesting this event. Attach a separate sheet if necessary.

Name: <u>Alison Ward</u>	Title: <u>County Nurse Mgr</u>
Organization: <u>Dawson Co HD</u>	Telephone #: <u>706-265-2617</u>
E-Mail Address: _____	_____
Address: <u>54 Hwy 53 E</u>	City: <u>Dawsonville</u> State: <u>GA</u> Zip Code: <u>30534</u>

Name: _____	Title: _____
Organization: _____	Telephone #: _____
E-Mail Address: _____	_____
Address: _____	City: _____ State: _____ Zip Code: _____

6. Expected number of participant 10-20
7. Physical description of materials to be distributed: Car Seat / Safe Sleep Ed / Car Seats
8. How do participants expect to interact with public? Curbside, Car Seat Checks to families
9. Route of event: (attach a detailed map of the route) only utilizing Farmer's Market space

9.a. Number and type of units in parade: 0

9.b. Size of the parade: N/A

10. Will any part of this Event take place **outside** the City Limits of Dawsonville? NO

If YES, do you have a permit for the event from Dawson County? _____ Date Issued: _____ * Attach Copy

11. Do you anticipate any unusual problems concerning either police protection or traffic congestion as a consequence of the event? NO If YES, please explain in detail: _____

12. If road closures are needed, which roads do you anticipate closing and for how long would each be closed? N/A

13. List all Prior parades or public assemblies, demonstrations, or rallies in a public place within the city limits of Dawsonville for which you obtained a permit in the last 12 months: (Include dates (month/year) – attach separate sheet, if necessary).

N/A

Details: Please outline what your event will involve: (number of people – life safety issues – vendors – cooking – tents – rides – handicap parking – egress) attach separate sheet if necessary. Also in event outline please include setup, teardown and clean up.

Set up pavilion with dedicated entrance/exit using cones. Create registration checkpoint + several car seat check stations using cones + other signage.

Please attach a Detailed Route, Lay Out and Site plan.

What participation, if any, do you expect from the City of Dawsonville? None except City hall to put event info on marquis

What participation, if any, have you arranged from Dawson County Emergency Services? Anthony Buttram Comm. Risk Dept will assist w checks & provide cones

What participation, if any, have you arranged from the Dawson County Sheriff Department? NONE

What participation, if any, have you arranged from the Dawsonville History Museum (GRHOF)? NONE

What participation, if any, have you arranged from the Environmental Health? (Any food service requires inspection from the health department.) NONE

Insurance Requirements: (circle that apply)

Sec. 10-25(c) "An applicant for a permit under this ordinance shall obtain liability insurance from an insurer licensed in the State of Georgia for a special event, parade, public assembly, demonstration, rally, footrace, fun run, bicycle race or filming in a public place if one or more of the following criteria exists:"

- (1) The use, participation, exhibition, or showing of live animals;
- (2) The use, participation, exhibition, or showing of automobiles of any size or description, motorcycles, tractors, bicycles, or similar conveyances;
- (3) The use of a stage, platform, bleachers or grandstands that will be erected for the event;
- (4) The use of inflatable apparatus used for jumping, bouncing or similar activities;
- (5) A special event, parade, demonstration, rally, road closing, or other such activity, for which primary attendance (that is, attendance primarily for said special event, parade, demonstration, rally, road closing, or other such activity, and not attendance which is the result of another event) is reasonably expected to meet or exceed one hundred (100) persons;
- (6) The use of roller coasters, bungee jumping or similar activities;
- (7) The use of vendors or concessions; or
- (8) The use of public streets and rights of way. (Required for public street closure or making certain areas exclusively available to the applicant like Main Street Park, City Hall parking lot etc.)

Any applicant required to provide insurance in accord with this section shall provide the City of Dawsonville with a copy of the Certificate of Insurance from an insurer authorized and licensed by the State of Georgia. The City of Dawsonville shall be added as an additional named insured party for the event on the Certificate of Insurance by the carrier. The minimum policy limits shall be \$1,000,000 (one million) per incident and \$2,000,000 (two million) aggregate for the entire event. All cost for insurance and naming the City of Dawsonville as an additional named insured party shall be borne solely by the applicant. Such insurance shall protect the City of Dawsonville from any and all claims for damages to property and/ or bodily injury or death.

Is the Certificate of Liability Insurance attached? Yes No Not applicable to this event

Additional information/comments about liability insurance: _____

Additional information/comments about this application: _____

HWY 53

Tent (if necessary)

△△△

Station #3

△△△

△△△

Station #4

△△△

Station #5 (if needed)

△△△

△△△

Station #2

△△△

Station #1

Table

TABLE

Chairs

CAR SEAT INVENTORY

Chairs

Registration

For Vehicles Awaiting Inspection

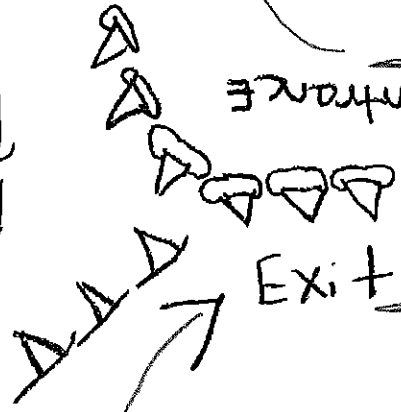
Farmer's Market Pavilion

Entrance

EXIT

Allen Rd

Restrooms



APPLICANT'S SIGNATURE FOR THE PERMIT APPLICATION; RELEASE & WAIVER OF LIABILITY; AND AGREEMENT FOR FINANCIAL RESPONSIBILITY. PRIOR TO SIGNING, PLEASE READ THE FOLLOWING OR HAVE IT READ TO YOU:

APPLICATION:

OATH: I hereby swear and affirm that the information provided within this application for parade, public assembly, demonstration, or rally is true and correct to the best of my knowledge. In addition, I agree to abide by all regulations of the ordinance and to advise all participants of the conditions of the permit.

RELEASE & WAIVER OF LIABILITY:

The permit holder shall indemnify and hold the City of Dawsonville, Georgia harmless from any claim, demand, or cause of action that may arise from activities associated with the event, including attorney's fees. I acknowledge that I understand this Release, and I hereby agree for myself and on behalf of the Applicant to indemnify and hold harmless the City of Dawsonville, Georgia and its agents, officers, and employees, individually and jointly, from and against any claim for injury (including, but not limited to, personal injury and property damage), loss, inconvenience, or damage suffered or sustained by any individual, including, but not limited to, business owners, patrons, participants of the parade, public assembly, demonstration, or rally, and spectators participating in and/or occurring during the event, unless the claim for injury is caused by intentional misconduct of an individual, agent, officer, or employee of the City of Dawsonville.

AGREEMENT FOR FINANCIAL RESPONSIBILITY:

The undersigned agrees to be solely responsible for cleaning affected areas littered during the activity, provide sufficient parking and storage areas for motor vehicles, provide temporary toilet facilities, and provide other similar special and extraordinary items deemed necessary for the permitted activity by the City of Dawsonville to keep the area of the event safe and sanitary. In no event shall the City of Dawsonville, Georgia requires individuals, organizations or groups of persons to provide personnel for normal governmental functions, such as traffic control, police protection, or other expenses associated with the maintenance of public order. If additional requirements are placed on applicants in accordance with this subsection, and those requirements are not met despite assurances by the applicant, then failure to comply with the aforementioned requirements shall be grounds for revocation of the issued permit and/or denial of any subsequent permit requested by the applicant. The City of Dawsonville, Georgia shall be entitled to recover from the applicant the sums expended by the City of Dawsonville, Georgia for extraordinary expenses agreed to but not provided by the applicant.

I further understand that false statements or omission within the application may result in the denial or disqualification of application.

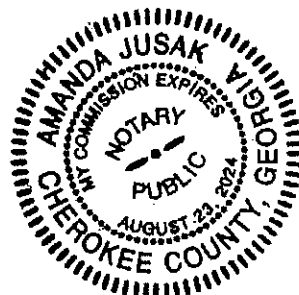
Alison Ward
Applicant's Printed Name

Alison Ward RN
Applicant's Signature

Sworn to and subscribed before me
this 19 day of July 2023

Amanda Jusak
Notary Public, State of Georgia

My Commission Expires: 8-23-24



APPLICANT'S SIGNATURE FOR CERTIFICATION AND ACKNOWLEDGEMENT OF ROAD CLOSURE(S), TRASH CLEANUP, PARKING PROVISIONS AND PROVIDING TOILET FACILITIES. PRIOR TO SIGNING, PLEASE READ THE FOLLOWING OR HAVE IT READ TO YOU:

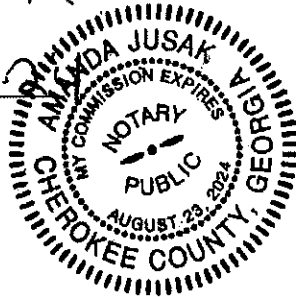
ROAD CLOSURES:

Applicant certifies and acknowledges that any road closures scheduled as part of an event will only take place during the time designated for the road closure and that the applicant will not arrive early, fail to clean up or fail to leave promptly after the event so as to interfere with the normal flow of traffic.

Sworn to and subscribed before me
this 19 day of July 2023

Amanda Jusak
Notary Public, State of Georgia

My Commission Expires: 8-23-24



Alison Ward
Applicant's Printed Name

Alison Ward
Applicant's Signature

TRASH CLEANUP, PARKING PROVISION AND TOILET FACILITIES:

The applicant shall be responsible for trash cleanup of affected areas littered during the activity and the provision of temporary toilet facilities, as needed.

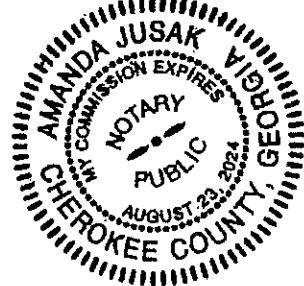
Based upon review of the application, the city may require that the applicant be responsible for trash cleanup of affected areas littered during the activity for which a permit is sought, the provision of sufficient parking and storage areas for a large influx of motor vehicles occasioned by the permitted activity, provision of temporary toilet facilities, and other similar special and extraordinary items determined to be necessary for the permitted activity based upon the application's contents. In no event shall the city require individuals, organizations or groups of persons to provide personnel for normal governmental functions, such as traffic control, police protection, or other expenses associated with the maintenance of public order. If additional requirements are placed on applicants in accordance with this subsection, and those requirements are not met despite assurances by the applicant, then failure to comply with the aforementioned requirements shall be grounds for revocation of the issued permit and/or denial of any subsequent permit requested by the applicant. The city shall be entitled to recover against the applicant the sums expended by the city for those extraordinary expenses agreed to but not provided by the applicant.

Sworn to and subscribed before me
This 19 day of July 2023

Amanda Jusak
Notary Public, State of Georgia

My Commission Expires 8-23-24

Alison Ward
Applicant's Printed Name
Alison Ward
Applicant's Signature





City of Dawsonville
415 Hwy 53 E, Suite 100
Dawsonville, GA 30534
Phone (706)265-3256
Fax # (706)265-4214

Permit Application for:
Parades, Public Assemblies,
Demonstrations, and Rallies in Public Places
(Dawson County Emergency Services)

Emergency Services: Please complete this sheet and return it to the City of Dawsonville.

Name of Event: CPS Week Car Seat Checks Date(s) of Event: 9-22-23

Any anticipated problems with proposed route? _____

Any anticipated problems with the designated location for participants to assemble? _____

How many personnel will be required for this event? _____

Estimated cost for personnel: _____

Number and type of vehicles required: _____

Type of procedures or equipment needed for the health and safety needs of the participants and the viewing public: _____

Estimated cost for equipment: _____

Additional comments/concerns: _____

EMERGENCY SERVICES

APPROVED: YES NO

By: _____ Date: _____



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534
 Phone (706)265-3256
 Fax # (706)265-4214

Permit Application for:
 Parades, Public Assemblies,
 Demonstrations, and Rallies in Public Places
 (Dawson County Sheriff Department)

Sheriff Department: Please complete this sheet and return it to the City of Dawsonville.

Name of Event: CPS Week Car Seat Checks Date(s) of Event: 9.22.23

Any anticipated problems with proposed route? _____

Any anticipated problems with the designated location for participants to assemble? _____

How many officers will be required for this event? _____

Estimated cost for officers: _____

Number of vehicles required: _____

Type of procedures or equipment needed for the health and safety needs of the participants and the viewing public: _____

Estimated cost for equipment: _____

Additional comments/concerns/recommendations: _____

SHERIFF DEPARTMENT: (ALSO PROVIDE A WRITTEN STATEMENT FOR EVENTS ON DOT ROADS/ROW'S)

APPROVED: YES NO

By: _____ Date: _____



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534
 Phone (706)265-3256
 Fax # (706)265-4214

**Permit Application for:
 Parades, Public Assemblies,
 Demonstrations, and Rallies in Public Places
 (Public Works – Environmental Health)**

Name of Event: CPS Week Car Seat Check, Date(s) of Event: 9/22/23

PUBLIC WORKS:

Additional comments/concerns/recommendations: _____

APPROVED: YES NO

By: _____ Date: _____

CITY MANGER:

Additional comments/concerns/recommendations: _____

APPROVED: YES NO

By: _____ Date: _____



City of Dawsonville
415 Hwy 53 E, Suite 100
Dawsonville, GA 30534
Phone (706)265-3256
Fax # (706)265-4214

Permit Application for:
Parades, Public Assemblies,
Demonstrations, and Rallies in Public Places
(Public Works – Environmental Health)

Name of Event: CPS Week Car Seat Check Date(s) of Event: 9-22-23

DAWSONVILLE HISTORY MUSEUM (GRHOF):

Additional comments/concerns/recommendations: _____

APPROVED: YES NO

By: _____ Date: _____

ENVIRONMENTAL HEALTH:

Additional comments/concerns/recommendations: _____

APPROVED: YES NO

By: _____ Date: _____



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534
 Phone (706)265-3256
 Fax # (706)265-4214

**Permit Application for:
 Parades, Public Assemblies,
 Demonstrations, and Rallies in Public Places
 (APPROVALS)**

Name of Event: CPS Week Car Seat Check Date(s) of Event: 9-22-23

Office Use for Dawsonville City Hall Only: The following departments have reviewed and approved this event as applicable:

Department	Notified Date	Name	Approved	Date
Sheriff Department				
Emergency Services				
Dawsonville Roads Dept.				
Environmental Health				
GA Dept of Transportation (For events on State roads/ROWs)				
Dawson County (For events outside city limits)				
City Manager				
Dawsonville History Museum				
City Council (for road closures)				

Approved:

Planning Director or City Manager

Date

OFFICE USE:

DATE(S)

_____ Permit Fee Received

_____ Event Entered on Calendar (COZI and City Shared)

_____ Insurance Certificate Received

_____ Route / Map Received

_____ City Council Meeting Date Scheduled

_____ Applicant notified to attend CC meeting

_____ Applicant notified to pick up permit

_____ OK to Close Permit - Approved by _____



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7e

SUBJECT: APPROVE NO RATE CHANGE FOR 2024 SOLID WASTE COLLECTION SERVICE RATE AND SERVICE CHARGE

CITY COUNCIL MEETING DATE: 08/21/2023

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 ACCEPTANCE OF THE 2024 SOLID WASTE COLLECTION SERVICE RATE OF \$15.90 PER CAN, PER MONTH FROM RED OAK SANITATION – NO INCREASE FROM 2023, SAME SERVICE APPLIES

TO APPROVE THE CITY'S 2024 SERVICE CHARGE TO COVER THE ADMIN AND CAPITAL COSTS INCURRED FOR PROVIDING THE WASTE COLLECTION SERVICE TO RESIDENTS AT \$19.90 WHICH IS COST PLUS \$4.00 – NO INCREASE TO RESIDENTS

HISTORY/ FACTS / ISSUES:

- **NON-APPROVAL OF RATE WOULD RESULT IN BIDDING SERVICE OUT**
- **CONTRACT WILL NEED TO BE UPDATED AND SIGNED ONCE RATES ARE APPROVED**

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Administrator



August 2, 2023

To whom it may concern:

This is to serve as Red Oak Sanitation's response to the request for a proposal for the 2024 rate of compensation for the City of Dawsonville. There will be no rate increase. The rates of \$15.90 per home per month for curbside service and \$10.00 per month per home per additional cart will remain in effect through 2024.

There are no notable changes to the current service, routes, or hours of collection as listed in the 2023 Contract for Solid Waste Collection Service.

Respectfully,

A handwritten signature in blue ink that reads "Kylie Perko". The signature is written in a cursive, flowing style.

Kylie Perko

Business Development



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 08/21/2023

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:

- JULY EMPLOYEE OF THE MONTH
 - SERVICE AWARDS FOR AUGUST
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 9

SUBJECT: ZSP C2300063

CITY COUNCIL MEETING DATE: Monday August 21, 2023

PURPOSE FOR REQUEST: **PUBLIC HEARING**

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.

HISTORY/ FACTS / ISSUES:

1. Property is located within Mark French Post 4 Council district.
2. The subject property is zoned CIR, with adjoining properties zoned RA, R-1, and Highway Business.
3. (ZA-11-08-1763) Rezoned from R-1 to CIR with stipulations on April 13, 2009
4. (ZA2017-C7-0089) Requested to modify stipulations March 2017 – withdrawn by applicant
5. (CU-C9-00287) Approved for a Conditional Use Permit to construct garage condos on September 9, 2019
6. (ZA-C9-00287) Approved the request to update the site plan minus a teen driving school on September 9, 2019.
7. Planning Commission recommended approval of the amended site plan and stipulations (attached in the Staff Report)

OPTIONS:

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: Jameson Kinley



CITY OF DAWSONVILLE

PLANNING STAFF REPORT

Applicant.....Jeremy Porter, Atlanta Motorsports Park, LLC

Amendment #ZSPC2300063

Request.....Update to Site Plan and Stipulations

Proposed UseCIR – Restricted Industrial Commercial District

Current ZoningCIR – Restricted Industrial Commercial District

Size.....+/- 152.14 Acres

Location20 Duck Thurmond Road

Tax Parcel070-049-001

Planning Commission Public Hearing DateMonday, June 12, 2023 and August 14th, 2023

Planning Commission RecommendationRequested to TABLE their recommendation until their July 10th meeting.

Council Date Public Hearing DateMonday June 19, 2023 – TABLED until Planning Commission Recommendation and August 21st, 2023

Applicant Proposal

The applicant is seeking to amend the conditions along with an updated site plan for the following purposes:

- Adding lighting to kart track with the intent of requesting expended house for karts only
- Ability to conduct noiseless events on the track during off-peak hours for military and police purposes

- Hosting four (4) race weekends with unlimited sound limits
- Additional Condos
- Adding Race Cottages
- Request to use condos as short-term rentals
- Additional sign on 53
- Adding Elevated Parking Decks
- Reworking on the condition to only require fire and ambulance to be onsite for every event over 45 mph
- Lifting the restriction to allow spectators without grandstands
- Allowing a PA system with restrictions
- Increasing the sound level at property line from 63 DbA LEQ(16) to 65 DbA LEQ(16)
- Clarifying enforcement language of sound limits
- Increasing the sound level track level from 98 DbA LEQ(16) to 101 DbA LEQ(16)
- Addition of track extension
- Additional clarification of conditional language

Surrounding Properties

Adjacent Land Uses	Existing zoning	Existing Use
North	R-1	Residential
South	RA/HB	Residential Agriculture/Commercial
East	R-1/RA	Residential Agriculture
West	R-1	Residential

Criteria for Consideration of Map Amendments (Rezoning):
APPENDIX A - ARTICLE IX. -Sec. 909

The applicant, staff, Planning Commission and governing body should review an application for zoning map amendment with regard to the following criteria:

- 1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.**
 - a. The proposed additional development should not adversely affect the use or usability of nearby properties.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
 - a. There should be no diminished property values from the proposed additional development.
- 3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.**
 - a. There should be no destruction of property values from the proposed additional development.

- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
 - a. The relative gain to the public is an expanding commercial venture that brings additional sales tax from a prospering business.
- 5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.**
 - a. The property is currently developed for this purpose and is suitable for the additional development.
- 6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.**
 - a. The property has been in operation under its current use for 10+ years. It is currently zoned the highest commercial intensity of any zoning classification the city can provide. The additional development would fall appropriately under the existing classification.
- 7. The zoning history of the subject property.**
 - a. (ZA-11-08-1763) Rezoned from R-1 to CIR with stipulations on April 13, 2009
 - b. (ZA2017-C7-0089) Requested to modify stipulations March 2017 – withdrawn by applicant
 - c. (CU-C9-00287) Approved for a Conditional Use Permit to construct garage condos on September 9, 2019
 - d. (ZA-C9-00287) Approved the request to update the site plan minus a teen driving school on September 9, 2019
- 8. The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.**
 - a. The proposed additional development should not cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.
- 9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.**
 - a. The Comprehensive Plan refers to this property as being Light/Restricted Industrial in which it is already zoned accordingly.

Analysis

Commercial Additions to the Site Plan

- 15,000 Square Foot Maintenance Shed
- 9,600 Square Foot Go Kart Garage
 - o 24 Garages
- 2,000 Square Foot Go Kart Garage
 - o 24 Garages
 - o 5 Garage
- Go Kart Garage
- Go Kart Lighting
- Track Extension
- Interconnecting Golf Cart paths and bridges

Total: 26,600 Sq Ft of Commercial Space

Residential

- 5 Condo Buildings
 - o 11,520 Square Foot Building
 - o 20,736 Square Foot Building
 - o 24,370 Square Foot Building
 - o 24,320 Square Foot Building
 - o 19,840 Square Foot Building
 - o **Total: 100,789 Square Feet of Condo Space**
- 125 Smaller Condos/Race Cottages
 - o 34 Carousel Units
 - Approx. 850 Square Foot Each
 - o 14 Turn 6 Units
 - Approx. 850 Square Foot Each $34*850$
 - o 12,000 Square Foot Building
 - 15 Units
 - o 14,400 Square Foot Building
 - 18 Units
 - o 26,880 Square Foot Building
 - 21 Units
 - o 29,400 Square Foot Building
 - 26 Units
 - o **Total: 123,520 Square Feet of Smaller Condos/Race Cottage Space**

Total: 224,309 Square Feet of Residential Space

RECOMMENDATIONS

Staff recommends approval of the site plan with the following updated stipulation:

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.
 - i. Other than the set forth above, no other commercial uses shall be allowed as principal use unless approved by the City Manager on the recommendation of the Planning Director.
 1. Approved commercial uses should be confined to the limits of the approved site plan and should serve, in majority, the facility that is constructed.
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 98 DBA at 50 feet from the speaker.
5. 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 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 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 in place 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.
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 18. Any major adjustments, change or additions must be approved by the Planning Commission. Any minor adjustments must be approved by the Planning Director. The decision of what is major, or minor is to be made at the discretion of the Planning Director.
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 101 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 65 DBA LEQ 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. Allow up to two (2) annual events on the car/motorcycle course from Thursday through Sunday that will involve a maximum of 300 racer entrants with open sound limits during events. These events will operate only during the hours of Condition 17. Each event requires prior approval of City Council. Once approved by City Council that event cannot be canceled by any preceding motion.
20. Approval of Master Site Plan page C201 created by Civilogistix dated October 31, 2022 latest revision May 30, 2022

Note: Removed all mentions of “Non-spectator” due to the request of spectator events.

Note: Removed all satisfied conditions.

Note: Highlighted are changed from current conditions.

Planning Commission recommended approval of the amended site plan and the following stipulations: (highlighted differences from staff recommendation)

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

~~i) Other than the set forth above, no other commercial uses shall be allowed as principal use unless approved by the City Manager on the recommendation of the Planning Director.~~

~~a. Approved commercial uses should be confined to the limits of the approved site plan and should serve, in majority, the facility that is constructed.~~

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, **seasonal April 1st through October 31st.**
 - 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 18. Any major adjustments, change or additions must be approved by the Planning Commission. Any minor adjustments must be approved by the Planning Director. The decision of what is major, or minor is to be made at the discretion of the Planning Director.
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

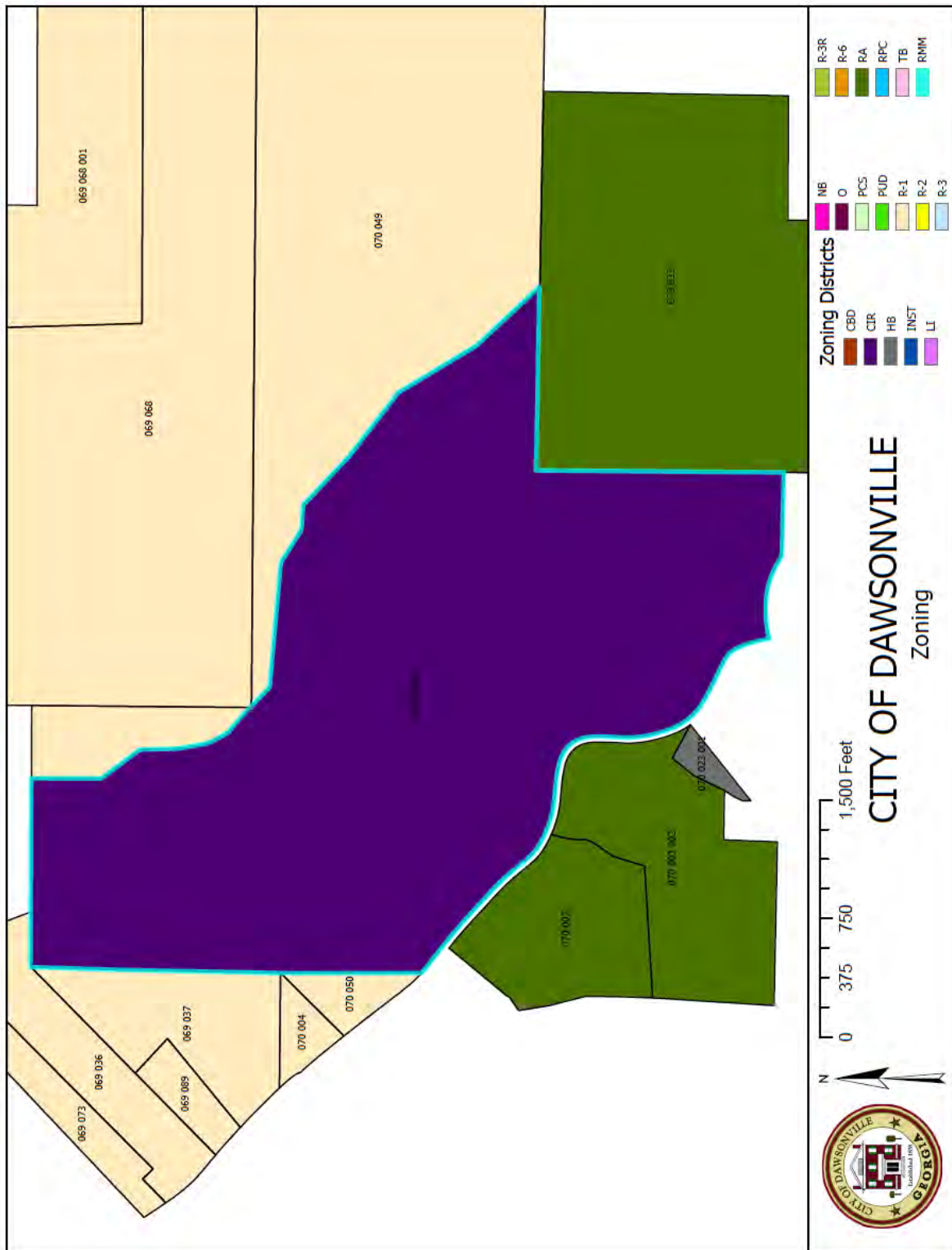
and the ability of Owner, and its successors and assigns to operate the facility as a motorsports park complex.

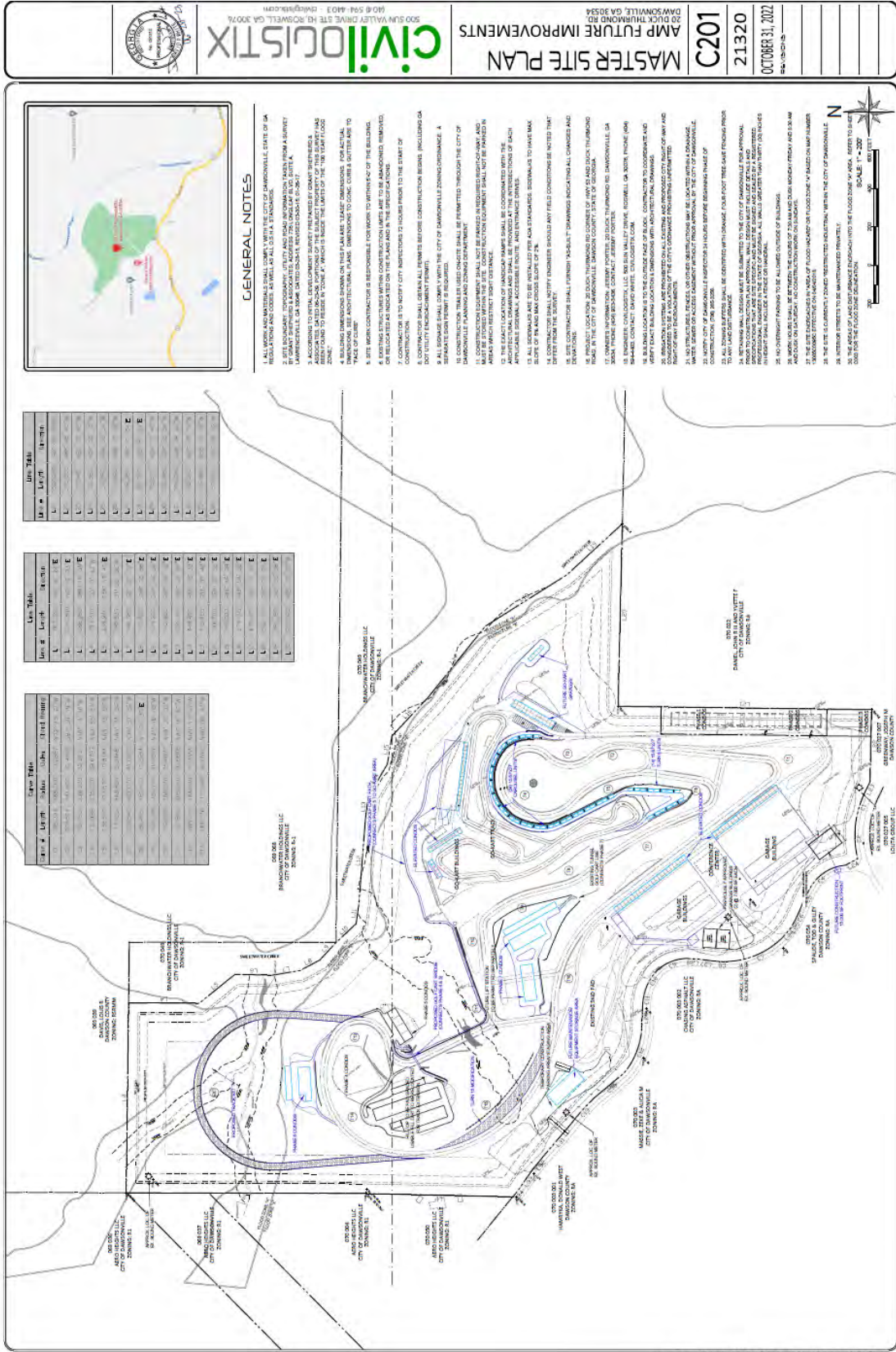
18. All infrastructures shall be designed and installed as required by the Development regulations in force at the time the Owner seeks permits for development.
19. Allow up to two (2) annual events on the car/motorcycle course from Thursday through Sunday that will involve a maximum of 300 racer entrants with open sound limits during events. These events will operate only during the hours of Condition 14 and a minimum 90-day written notice to the adjacent property owners/neighbor. Each event requires prior approval of the City Council. Once approved by the City Council, that event cannot be canceled by any preceding motion.
20. Approval of Master Site Plan page C201 created by Civilogistix dated October 31, 2022, latest revision May 30, 2023.
21. GDOT after they have recommended their improvements, that these be reviewed by the City Council with the potential petitioner, paying for the improvements at Highway 53 West and Duck Thurmond Road, with any further expansion of Atlanta Motorsports Park.

Pictures of Property:



Current Zoning Map:





Aerial:





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

Zoning Amendment
 Application

Application#: 2SPC2300063

Applicant Name(s): Jeremy Porter, Atlanta Motorsports Park, LLC

Address: 20 Duck Thurmond Road City: Dawsonville Zip: 30534

Cell Phone: [REDACTED] Email: [REDACTED]

Signature(s) _____ Date _____

Property Address: 20 Duck Thurmond Road, Dawsonville, GA 30534

Directions to Property from City Hall _____

Tax Map Parcel #: 070 049 001 Current Zoning: CIR

Land Lot(s): 255; 290; 291; 322 District: 4 Section: 1

Subdivision Name: _____ Lot #: _____

Acres: 153 Current use of property: CIR 11-08-1763 (04/13/2009)

Has a past request of Rezone of this property been made before? Yes If yes, provide ZA.# C9-00267 (09/09/2019)

The applicant request:

Rezoning to Zoning category: Amend site plan Conditional Use permit for: _____

Proposed use of property if rezoned: Please review the attachment with the heading "Proposed use of property"

Residential # of lots proposed: _____ Minimum lot size proposed: _____ (Include Conceptual Plan)

Amenity area proposed Yes If yes, what observation areas; open areas

If Commercial: total building area proposed: 15,000 sq. ft. (include Conceptual Plan)

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

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

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

Road name: _____ Type of Surface: _____

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

[Signature] Signature of Applicant 5-9-23 Date
Atlanta Motorsports Park, LLC

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ <u>713.00</u> <u>OK</u> Cash CC
Date of Planning Commission Meeting: <u>06.12.23</u>	Dates Advertised: <u>05.24.2023</u>
Date of City Council Meeting: <u>06.19.2023</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>07.12.2023</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

RECEIVED
 MAY 10 2023
 BY: S. Harris

Revised APP 7.6.23

25P C2300063

Property Owner Authorization

I / We Atlanta Motorsports Park, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 070 09 001 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 Jeremy Porter, Owner of 25P JWP LLC Morgan
Signature of Applicant or Agent [Handwritten Signature] Date 5-9-23
Mailing Address 20 Duck Thurmond Road
City Dawsonville State GA Zip 30534

Sworn and subscribed before me on this

9th day of May 2023

[Handwritten Signature]
Notary Public, State of Georgia

My Commission Expires: Sept. 16, 2023



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

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

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

This notice and acknowledgement shall be public record.

[Signature]
Signature of Applicant / Representative of Applicant

5-9-23
Date

Sworn to and subscribed before me on this

9th day of May 2023.

[Signature]

Notary Public, State of Georgia

My Commission Expires: Sept. 14, 2023



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

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

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

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

NA

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

Amount \$

Date:

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


Signature of Applicant / Representative of Applicant

5-9-23
Date

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

ATLANTA MOTORSPORTS PARK, LLC

SUPPLEMENTAL INFORMATION – LETTER OF INTENT

Atlanta Motorsports Park, LLC (“AMP”) submits this information and recommended conditions of approvals to supplement the Amended Letter of Intent submitted on May 9, 2023 after comments provided at the Planning Commission public hearing and Planning Commission meeting on July 10, 2023 and subsequent conferences with City of Dawsonville Planning Department Planning officials.

1. AMP shall operate and maintain a private driving instruction and exhibition facility as depicted on the site plan AMP submitted pursuant to this application for a site plan amendment. The phrase “private driving instruction and exhibition facility” means a facility containing a paved roadway two or more miles in length (“driving course”), which shall be limited to the following uses:

instruction and training for safe driving skills, adverse weather driving techniques, and high performance/competition driving;

exhibition, maintenance, and operation of vintage or specialty motor vehicles;

private driving instruction, racing, and exhibition facility;

similar recreational and educational activities;

accessory clubhouse, rental garages, retail and permitted commercial or industrial uses serving the driving course operations;

approved garage condominiums; and

46 approved race cottages.

Twenty-five percent (25%) of the garage condominiums and race cottages may be used as short-term rentals.

No other uses authorized pursuant to the Restricted Industrial Commercial District (CIR) shall be permitted as a principal use, except as set forth herein.

2. The Applicant/Owner acknowledges the duty to indemnify the City and the City’s employees, agents, and representatives from all liability for personal injuries and property damage arising from the use, ownership, or operation of the motorsports park and the private driving instruction and exhibition facility to the extent permitted by law.
3. The driving course shall be secured to prevent unauthorized use when not in use.
4. Any Public Address (PA) system shall be below 98 DBA 50 feet from any speaker for the PA system.
5. The driving course shall be enclosed by a fence of sufficient height and construction to preclude unauthorized persons from gaining access to the driving course from the main entrance and the pit areas.

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 18. Any major adjustments, change or additions must be approved by the Planning Commission. Any minor adjustments must be approved by the Planning Director. The discretion for determining major or minor shall be exercised by the Planning Director pursuant to City codes and ordinances.
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, then in multiple fines shall not be imposed, but one fine per incident. If one meter reads above the sound limit and the others do not, then no 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 sound levels remain below 101 DBA LEQ per vehicle at all times. Only Low Noise Go-Karts may be operated on the track and the 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 operates. As a condition of continued operation pursuant to the business license, sound levels at the four locations outside the existing sound fence as depicted on the approved site plan shall not exceed 65 DBA LEQ 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 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 each offense and upon conviction a fine 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. Allow four (4) annual events on the car/motorcycle course from Thursday through Sunday that will involve a maximum of 300 racer entrants with open sound limits during events. These events will operate only during the hours approved in 2009. These events can be reduced or removed entirely by a vote of city council if noise or traffic cause a nuisance as determined by the City Council. If an event is confirmed by City Council and confirmed by the lessee, then that event cannot be canceled by City Council.
20. Approval of Master Site Plan page C201 created by Civilogistix dated October 31, 2022 and last revised May 30, 2023.

Atlanta Motorsports Park Kart Track
Lawrenceville, GA

EQUIPMENT SPECIFICATIONS

INCLUDES:

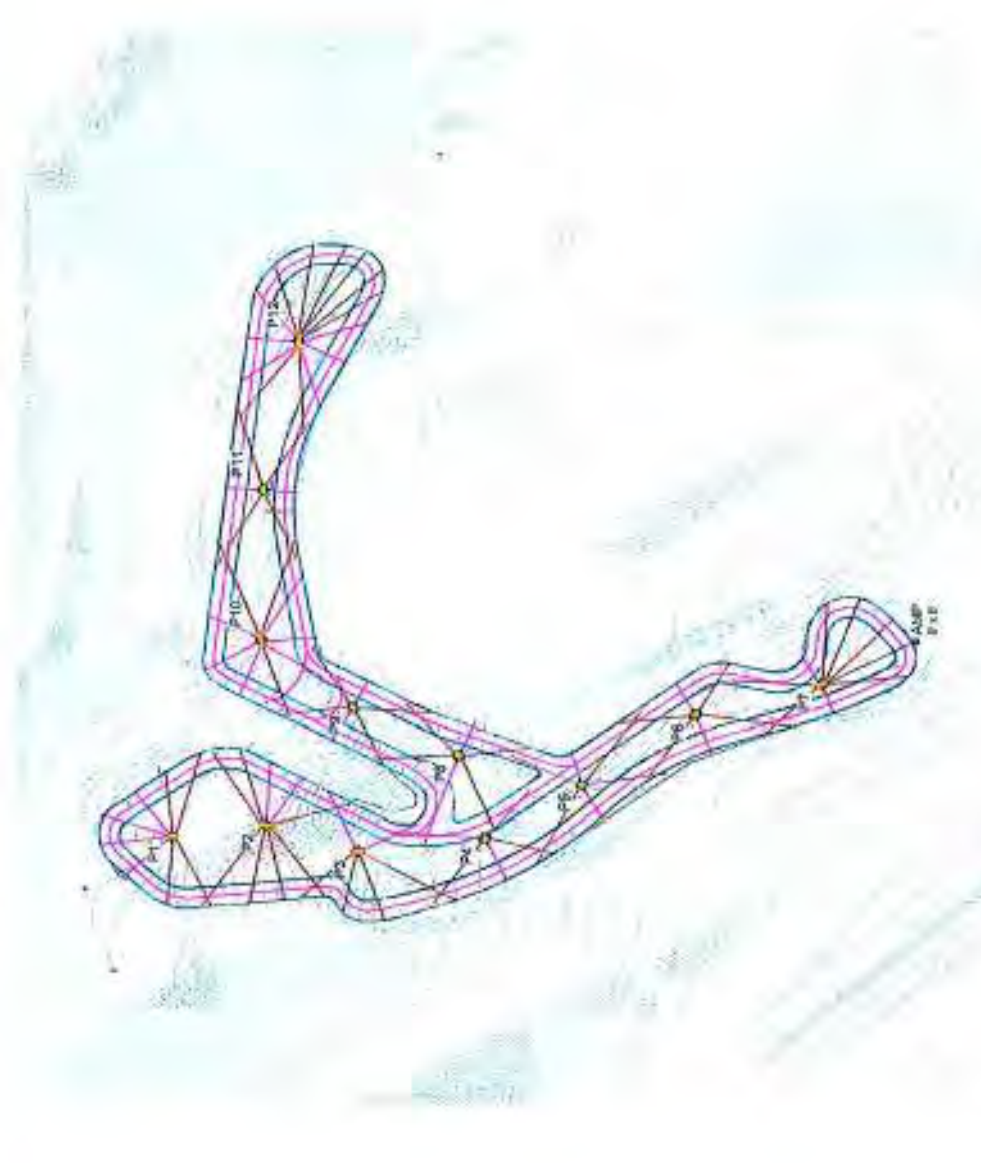
- AMP
- Identical System Requirements: Refer to paragraph 3.1.1.1.1 for details.
- Order Chart and/or the "System General System Summary" for electrical 2024.
- Installation Specifications: Refer to section 3.1.1.1.1.1.1 for details.
- Material quantity to be used at the site and including material within 5 feet (5m) of finish locations.

EQUIPMENT SPECIFICATIONS

NO.	DESCRIPTION	QTY	UNIT	MANUFACTURER	DATE
1	AMP	1	EA	10/10/2022	10/10/22
2	AMP	1	EA	10/10/2022	10/10/22
3	AMP	1	EA	10/10/2022	10/10/22
4	AMP	1	EA	10/10/2022	10/10/22
5	AMP	1	EA	10/10/2022	10/10/22
6	AMP	1	EA	10/10/2022	10/10/22
7	AMP	1	EA	10/10/2022	10/10/22
8	AMP	1	EA	10/10/2022	10/10/22
9	AMP	1	EA	10/10/2022	10/10/22
10	AMP	1	EA	10/10/2022	10/10/22
11	AMP	1	EA	10/10/2022	10/10/22
12	AMP	1	EA	10/10/2022	10/10/22
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19	AMP	1	EA	10/10/2022	10/10/22
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25	AMP	1	EA	10/10/2022	10/10/22
26	AMP	1	EA	10/10/2022	10/10/22
27	AMP	1	EA	10/10/2022	10/10/22
28	AMP	1	EA	10/10/2022	10/10/22
29	AMP	1	EA	10/10/2022	10/10/22
30	AMP	1	EA	10/10/2022	10/10/22

EQUIPMENT SPECIFICATIONS

NO.	DESCRIPTION	QTY	UNIT	MANUFACTURER	DATE
1	AMP	1	EA	10/10/2022	10/10/22
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4	AMP	1	EA	10/10/2022	10/10/22
5	AMP	1	EA	10/10/2022	10/10/22
6	AMP	1	EA	10/10/2022	10/10/22
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9	AMP	1	EA	10/10/2022	10/10/22
10	AMP	1	EA	10/10/2022	10/10/22
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14	AMP	1	EA	10/10/2022	10/10/22
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26	AMP	1	EA	10/10/2022	10/10/22
27	AMP	1	EA	10/10/2022	10/10/22
28	AMP	1	EA	10/10/2022	10/10/22
29	AMP	1	EA	10/10/2022	10/10/22
30	AMP	1	EA	10/10/2022	10/10/22



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EQUIPMENT LAYOUT

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SCALE IN FEET 1:100
 0 10 20 30 40 50
 ENGINEERED DESIGN, INC. BY: A. BOATMAN - FILE #173584C - 15-AUG-22

Atlanta Motorsports Park Kart Track
Lawrenceville, GA

SITE INFORMATION	
Track	1/4 Mile
Station	20.7' x 13.2'
Height	4.7' above grade

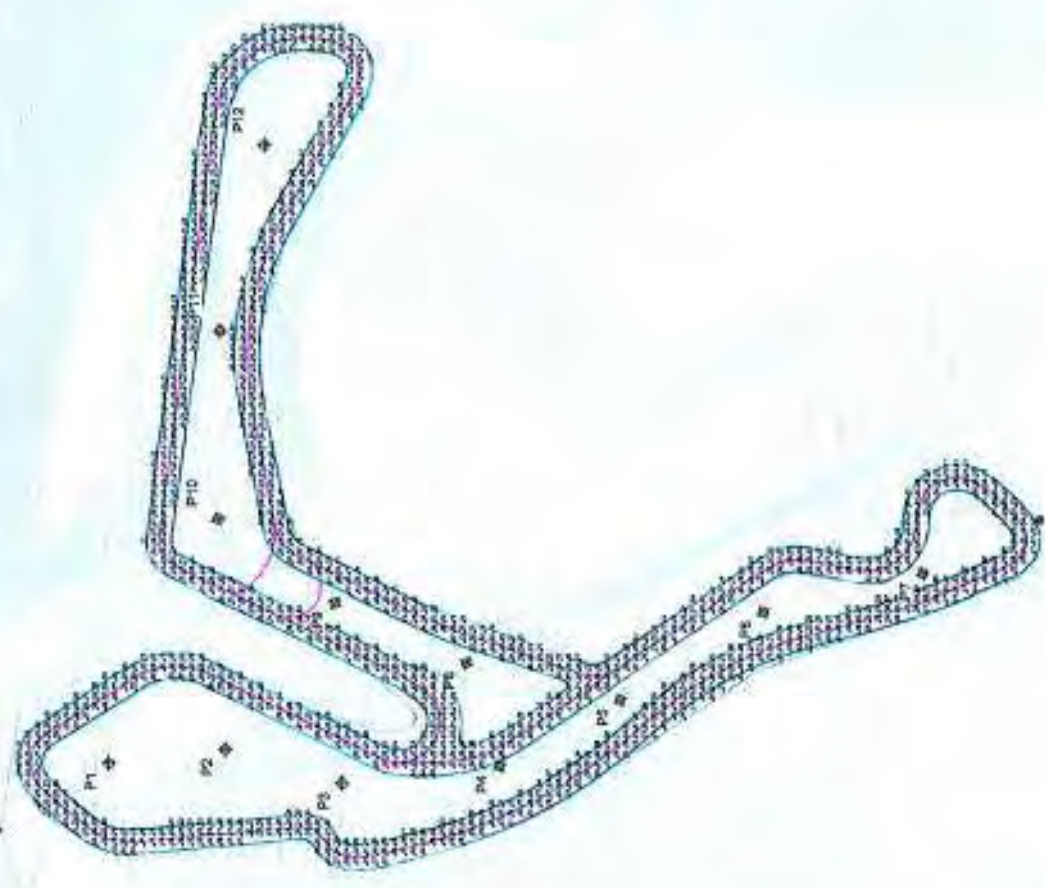
ILLUMINATION SUMMARY	
MAXIMUM ILLUMINATION FOOT-CANDLES	
Site Average	31.8
Maximum	49
Minimum	21
Avg / Meter	1.25
Max / Meter	4.29
UG (foot-candle)	3.02
No. of Fixtures	234
UG of Reference	A
Applied Circuits	A
No. of Locations	8
Typical Spacing	80'-1'-00"

Estimated Performance: The ILLUMINATION described herein is dependent upon the Musco luminaire document and includes a 200-amp digital driver fixture.

Total Measurements: Individual field measurements may vary from computer-generated predictions and should be taken in accordance with IEEE 90-8.15.

Standard System Requirements: Refer to Appendix D for electrical wiring.

Driver Circuit and/or the "Musco Digital System Summary" Installation Requirements: Refer to Appendix E for electrical wiring in the site of the driver and controller located within 5 feet (1.5m) of each luminaire.



Fixtures located at drive-in per vehicle in 5.0 reference plane (5)



We Make It Happen.

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ILLUMINATION SUMMARY



DRI Review Findings

TO: Stacy Harris, Zoning Administrative Assistant
City of Dawsonville
Other Interested Parties

FROM: Adam Hazell, AICP, Planning Director

A handwritten signature in blue ink, appearing to be "AH", is written next to the name Adam Hazell.

DATE: August 9, 2023

SUBJECT: DRI Project Review, Dawsonville

PROJECT: **DRI-4005**, Atlanta Motorsports Park

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

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



DRI #4005 - Atlanta Motorsports Park

STATEMENT OF FINDING

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

Summary of Staff Review

- The proposal is for a mixed-use development with 291 residential units and 54,600 square feet commercial use surrounding an existing racetrack and go-kart track facility.
- The development is located at the intersection of Duck Thurmond Road and GA 53, approximately 4 miles west of downtown Dawsonville. The area surrounding the development remains rural, with the closest subdivision or office park still miles away. There are approximately 100 conventional residential lots to the northwest, and a private airport 2 miles to the north.

Atlanta Motorsports Park maintains their own package utility system, designed to handle this new development. This includes infrastructure on site and equipment with regards to aiding emergency services. The proposed project also places no burden on local or county concerns regarding fire, emergency ambulance services, wastewater, sound, educational due to planned systems at AMP and development covenants for the secondary homes. The plan mirrors the City's 2023 Comprehensive Plan Update and both the airport and industrial zone character areas on the western edge of the city regarding intentions towards smart planned growth and development that is sustainable and does not place an excessive burden on city services nor detract from the conservation centered surrounding area. ***No regional concerns regarding utilities.***

- The overall proposal assumes only about 35% impervious surface coverage. The application lists that "*Natural vegetation, buffers, detention and retention ponds will be placed strategically within the development to mitigate the stormwater management.*"

Sweetwater Creek is a perennial stream that runs along portions of the north and east of the property boundary. This drains into Shoal Creek, which eventually drains into the Etowah River. Given the presence of environmentally sensitive conditions, including being within a water supply watershed, the application offers the following mitigation strategy:



“Multiple water quality BMPs have been designed which will minimize the runoff of total suspended solids from the site. This will reduce or negate the impact of stormwater runoff from the site on the Coosa-North Georgia Watershed. Additional infiltration of stormwater runoff through best management practices will be provided, allowing for groundwater recharge to occur on site. There is one wetland identified by Ecological Solutions on site which occupies approximately 4800 square feet. A portion of this wetland will be impacted by the construction of the track extension. An area identified as Flood Zone “A” is located on the northern portion of the property, as labeled on FEMA map #13085C0100B. A “no-rise certification” has been conducted by Joan Woodward, PE, which certifies that the base flood elevations of the 100-year flood have not impacted off the property in question.”

Given that the track and much of the site is already developed, the impact of the new development should be marginal. The City will want to ensure the stormwater management plans are valid, particularly along the creek side and accounting for the steep slopes on site. Lastly, the City should also ensure the development maintains practices for the management of chemicals on site that could seep into the ground or flow into the creek. Provided storage and application of the fuels, oils, and other chemicals is up to code, then the other stormwater measures should be sufficient. ***Assuming compliance with all applicable federal, State and local regulations, there are no regional concerns regarding environmental protection.***

- The project site utilizes GA 53 as the primary artery for all incoming and outgoing traffic, despite the only access coming off Duck Thurmond Road. Because of the mostly residential nature of the new phase of development, the application lists a projected impact of only 100 new vehicle trips per day (approximate). A cursory review of other trip generation models by GMRC staff suggests the number might be higher. Of more importance will be the impact of traffic for special events and whether or not those occasions might warrant a need for improvements at the intersection of GA 53 and Duck Thurmond Road.

Without any formal traffic analysis provided, Georgia DOT staff has suggested that *“the development will cause impacts to the intersection of SR 53 @ Duck Thurmond Rd. Upgrades will be needed to improve operations and safety at the intersection.”* The chief concern may come from traffic during event days but also a possible increase in freight traffic. Vehicles with trailers carrying equipment or other vehicles would slightly increase congestion and hazard conditions at the intersection compared to simple car traffic, especially if the base traffic flow along GA 53 is anticipated to increase in the coming years. ***There are no regional concerns regarding traffic or transportation infrastructure, but the City is encouraged to review this development in conjunction with GDOT personnel and with thoughts about intersection improvements at the noted locations.***



CONSISTENCY REVIEW	
Is the proposed DRI compliant with ...	Comment
<i>The GMRC Regional Plan?</i>	Generally speaking. Best practices regarding stormwater management are highly encouraged.
<i>Other State or regional plans for the area?</i>	Yes
<i>Applicable Service Delivery Agreements and/or land use management measures?</i>	Yes
<i>Projected capacity for utilities and services?</i>	Yes
<i>Are there any potential inter-jurisdictional conflicts identified by the GMRC?</i>	No significant or standing conflict was raised or identified by staff.

Outside Comments Received

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

- Georgia DOT

From: [Peevy, Jonathan](#)
To: [Adam Hazell](#)
Cc: [Dykes, Jason](#); [Hash, Christopher M](#)
Subject: RE: Notice of DRI review - 4005 Atlanta Motorsports Park (Dawsonville)
Date: Tuesday, July 18, 2023 7:43:25 AM
Attachments: [image002.png](#)
[image004.png](#)
[DRI4005_Review Packet.pdf](#)
[4005_notification.docx](#)

This message was sent from outside your organization. Please proceed with caution.

Adam,

Looking at this DRI, the development will cause impacts to the intersection of SR 53 @ Duck Thurmond Rd. Upgrades will be needed to improve operations and safety at the intersection.

Thanks,

Jonathan Peevy, P.E.
Assistant District Traffic Engineer



District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8276 office

From: Dykes, Jason
Sent: Friday, July 14, 2023 2:21 PM
To: Hash, Christopher M ; Peevy, Jonathan
Subject: Fwd: Notice of DRI review - 4005 Atlanta Motorsports Park (Dawsonville)

FYI

Jason Dykes, PE
GDOT - District 1, Gainesville
Assistant District Engineer
District Traffic Engineer

From: Mullins, Kelvin
Sent: Friday, July 14, 2023 11:52:47 AM
To: Dykes, Jason ; Decker, Sue Anne
Subject: FW: Notice of DRI review - 4005 Atlanta Motorsports Park (Dawsonville)



DRI Review Notification

TO: Stacy Harris, Zoning Administrative Assistant
City of Dawsonville
Other Interested Parties

FROM: Adam Hazell, AICP, Planning Director

DATE: July 12, 2023

SUBJECT: DRI Project Review, Dawsonville

PROJECT: **DRI-4005**, Atlanta Motorsports Park

The Georgia Mountains Regional Commission (GMRC) has received a request from the City of **Dawsonville** to review a proposed mixed-use development as a *Development of Regional Impact (DRI)*. The GMRC agrees that the project is a DRI under the standards and procedures provided for in the Georgia Planning Act of 1989 and established by the Department of Community Affairs (DCA).

Based on the data submitted to GMRC, our preliminary assessment is that there are potential positive and negative impacts or inter-jurisdictional conflicts that would be created by this project. A summary of the project, site maps and a response form are enclosed for your use in reviewing this project.

Information provided to GMRC will be used to help complete the analysis of the project to determine any potential adverse inter-jurisdictional impacts resulting from the development. Please complete the enclosed comment form and return it by the date indicated to have your comments reflected in the final assessment.



Developments of Regional Impact

[DRI Home](#)
[Tier Maps](#)
[Awaits](#)
[New Submissions](#)
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DRI #4005

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

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

Local Government Information

Submitting Local Government: Dawsonville
 Individual completing form: Jameson Kinley
 Telephone: 706.203.4026
 E-mail: planning@dawsonville-ga.gov

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

Proposed Project Information

Name of Proposed Project: Atlanta Motorsports Park, LLC
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 20 Duck Thurmond Rd, Dawsonville, GA 30534
 Brief Description of Project: Mixed use development with commercial and residential surrounding an existing racetrack and go-kart track facility.

Development Type:

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

If other development type, describe:

Project Size (if of units, floor area, etc.): 291 Units; 54,600 square feet commercial

Developer: Atlanta Motorsports Park, LLC Jeremy Porter

Mailing Address: 20 Duck Thurmond Road

Address 2:

City: Dawsonville State: GA Zip: 30534

Telephone:

Email:

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

If yes, property owner:

Is the proposed project entirely located within your (not selected) Yes No

local government's jurisdiction?

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

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

If yes, provide the following information: Project Name: _____
Project ID: _____

The initial action being requested of the local government for this project: Reopening Variance Sewer Water Permit Other

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

If yes, what percent of the overall project does this project/phase represent? 25 %

Estimated Project Completion Dates: This project/phase: 2030
Overall project: 2023

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Developments of Regional Impact

[DRI Home](#)
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[Login](#)

DRI #4005

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

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

Local Government Information

Submitting Local Government: Dawsonville
 Individual completing form: Jameson Kinley
 Telephone: 706.203.4928
 Email: planning@dawsonville-ga.gov

Project Information

Name of Proposed Project: Atlanta Motorsports Park, LLC
 DRI ID Number: 4005
 Developer/Applicant: Atlanta Motorsports Park, LLC Jeremy Porter
 Telephone: [REDACTED]
 Email(s): [REDACTED]

Additional Information Requested

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

(not selected) Yes No

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

(not selected) Yes No

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

Economic Development

Estimated Value of Build-Out: \$300,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$200,000,000

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

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

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

Water Supply

Name of water supply provider for this site: Atlanta Motorsport Park

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

30,000

Is sufficient water supply capacity available to serve the proposed project?

(not selected) Yes No

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

Is a water line extension required to serve this project?

(not selected) Yes No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for the site:

Atlanta Motorports Park

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

30,000

Is sufficient wastewater treatment capacity available to serve this proposed project?

(not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity: Working with the CDD on permitting for an additional wastewater treatment plant.

Is a sewer line extension required to serve this project?

(not selected) Yes No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

increase of 20%, estimate 100 trips per day

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

(not selected) Yes No

Are transportation improvements needed to serve this project?

(not selected) Yes No

If yes, please describe below:

Solid Waste Disposal

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

200 tons

Is sufficient landfill capacity available to serve this proposed project?

(not selected) Yes No

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

Will any hazardous waste be generated by the development?

(not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the

35%

proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management. Natural vegetation, buffers, detention and retention ponds will be placed strategically within the development to mitigate the stormwater management.

Environmental Quality

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

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

If you answered yes to any question above, describe how the identified resource(s) may be affected:

Multiple water quality BMPs have been designed which will minimize the runoff of total suspended solids from the site. This will reduce or negate the impact of stormwater runoff from the site on the Coosa-North Georgia Watershed.

Additional infiltration of stormwater runoff through best management practices will be provided, allowing for groundwater recharge to occur on site. There is one wetland identified by Ecological Solutions on site which occupies approximately 4500 square feet. A portion of this wetland will be impacted by the construction of the track extension. An area identified as Flood Zone "A" is located on the northern portion of the property, as labeled on FEMA map #13085C0102B. A "no-rise certification" has been conducted by Joan Woodward, PE, which certifies that the base flood elevations of the 100-year flood have not impacted off the property in question.

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Atlanta Motorsports Park, LLC DRI Summary

At present, we've already secured approval to develop between 91 and 101 trackside condominiums in 2019. Over the past two and a half years, we have successfully sold 59 of these condos. Our aim now is to obtain permission to add an additional 122 to 142 units that are between 786 to 1541 sq ft trackside condominiums and 48 race cottages at 896 sq ft to our development. Totalling 43,000 square feet in race cottages, and between 271,688 and 308,744 sq ft condos contingent upon size of units sold. These units are subject to restrictions; they cannot be used as primary residences, no children are allowed to enroll in the local school system, and only Atlanta Motorsports Park members are eligible to purchase. The usage rate, which includes member visits and rentals of our garages and condos, stands at around 8-15%, akin to a fitness membership. Importantly, Atlanta Motorsports Park maintains its own onsite infrastructure, owning a water treatment plant, a sewer treatment plant, a fire truck, 280,000 gallon water/fire tank, and an ALS ambulance service.

We have incorporated three new structures into our design, including elevated trailer parking spaces and an autocross area situated on an elevated concrete parking deck. These spaces are uniquely designed to accommodate both driving programs and trailer parking (40-60' by 10' feet per trailer), an innovation that is, to our knowledge, unparalleled in the track world. Despite this unconventional approach, we continue to aim high, seeking the seemingly impossible, akin to reaching for the pie in the sky or shooting for the moon. Furthermore, these structures are designed to have condominiums built along the front of each deck. Depending on the size, all three decks could accommodate between 34 to 60 secondary non-primary home condos. It's important to note that these condos have already been included in the total additional number stated in the preceding paragraph.

We are seeking approval for a 15,000 sq ft commercial building. Its exact purpose has not been determined yet, but we assure you that its use will strictly comply with the stipulations under the current CIR zoning designation for businesses. In addition to this, we also request an additional 15,000 sq ft storage facility intended to house all maintenance equipment related to Atlanta Motorsports Park, including, but not limited to, mowers, an ambulance, a fire truck, tractors, blowers, and various cars and trucks.

July 10, 2023

Jeremy Porter, Atlanta Motorsports Park

Subject: Proposal for Upcoming Developments in Dawsonville's Track and Surrounding Facilities

Dear Planning Commission and City Council:

I am writing on behalf of our organization to share the proposal for modifications and enhancements to the existing kart track and associated facilities at the Atlanta Motorsports Park in Dawsonville. We believe these proposed changes will be greatly beneficial to our local community with higher paying careers, tax revenue without challenging infrastructure, while still respecting the residents and the charm of the motorsports park for our city. We hope for your favorable consideration of these plans.

- Permit only kart usage on the track (excluding cars and motorcycles), with the provision of non-glaring, precision-focused LED lights. These lights are strictly designated for rental karts and are not to be utilized for racing karts. Both the lighting layout and light spillage plans have been provided.
- The rental karts, which are not designed for racing, will operate until 9:30 pm from Monday to Thursday, until 12:00 midnight on Fridays and Saturdays, and until 8:30 pm on Sundays.
- Ability to conduct noiseless events on the track during off-peak evening hours for military and police purposes.
- Each year, we would host four race weekends, with each extending from Thursday to Sunday, without any restrictions on sound levels. These racing events would encompass a vintage style, including NASCAR, reflecting the rich heritage upon which Dawsonville was founded. They would operate within standard hours, from 7:30 AM to 6:30 PM, in accordance with current regulations that permit activities from sunrise to sunset. If necessary due to excessive sound or traffic, these four-day race periods could be shortened to three, two, or even a single day, or even completely canceled. Such modifications would be subject to a city council vote to safeguard the peace and well-being of our local residents.
- Proposed on the site plan are additional condominiums for sale, which are exclusively designated as secondary homes. Notably, children are not permitted to enroll in the local school system and these additional units will provide a tax benefit to the community. These condominiums are identical to the existing ones and offer sound mitigation benefits.
- The first building, measuring 64 feet by 780 feet, will boast condo units with individual values exceeding \$1 million each. This translates to a staggering \$45 million in taxable revenue for the county/city. Remarkably, the city/county infrastructure is not burdened with any additional taxation since we have our own independent provisions.
- Our facilities include a dedicated fire department, ambulance services, water treatment plant, and water supply. Moreover, we have a robust fire suppression system in place, coupled with a backup water tank. The water within the tank remains stationary (not refilling) unless there is a fire incident.
- We are offering 48 exclusive race cottages for sale, designed exclusively as second residences, thus prohibiting the enrollment of children in the local school system. Additional soundproofing measures are included for enhanced tranquility. Given that these residences serve as secondary homes, there will be no extra demand on the school system. This proposition represents a high-

value revenue stream for the local government, without necessitating any additional tax burdens on the city or county

- The addition of a second sign using city code for permissible dimensions of a two-sided sign on Highway 53 West.
- We plan to construct three (3) elevated parking decks that will span our current parking lots. These decks will feature condominiums on their front side, facing the racetrack. They will serve multiple purposes, such as accommodating driving programs, teen schools, and autocross events. Additionally, the condominiums will act as effective sound buffers, significantly reducing noise levels. The height of these structures will contribute to their soundproofing capabilities. These are pro in the sky dreams, and we would be the first track doing this, but one can dream!
- Removal of ambulance and fire requirement for the racetrack unless the track is racing, we do not need it for rental, go karts, for example or low speed film and TV where they do below 45 miles an hour. Our insurance company does not require it, we want people safe but to have this all the time does not make economic sense.
- In addition, we should lift the restriction on spectators, while still maintaining the rule that no grandstands are allowed.
- We adhere to our current limit of 98 DBA for the PA system in our cars, ensuring that the sound level remains unchanged. The speakers are oriented inward and have been used for playing music for the past decade at 98 dba. Recently, however, we have switched to broadcasting voices instead of music. A neighbor living across the street raised concerns about the speakers facing the pool area and the music being played during late hours. As a result, we promptly addressed the issue by turning off the music and repositioning the speakers several years ago. Since then, we have not received any further complaints from the neighbor.
- *Correct zoning condition number 18 To:* As a condition of continued operation pursuant to their business license, sound levels at the four or more locations outside the berms as depicted on Exhibit A shall not exceed 63 Dba LEQ (16). *OR:* Increase the current zoning condition 18 from 98 DBA per vehicle to 101 DBA per vehicle and the proper line meters from 63 DBA LEQ (16) to 65 DBA LEQ (16). This can be pulled back by city council voting to the original 98 DBA per vehicle and 63 DBA LEQ (16) for all days, weekends only, a limited number of weekends, or total recension back to the original 98 DBA per vehicle and 63 DBA LEQ (16) 7 days per week. All sounds are "A" weighted measurement.
- We are planning to extend the track in accordance with the zoning and planning layout approved back in 2009. Our approach would strictly adhere to all necessary regulations set forth by the Army Corps of Engineers, as well as those related to wetlands, wildlife, and archaeological studies in alignment with the standard permitting process. These regulations adhere to the already approved zoning and planning.
- A Development of Regional Impact (DRI) study will be carried out to validate the guidelines or suggestions provided by the Georgia Mountains Regional Commission (GMRC), who is responsible for conducting the DRI study

In conclusion, we believe these proposed changes will significantly enhance the track and its surrounding facilities while respecting the peace and harmony of Dawsonville. We look forward to a fruitful discussion regarding these proposals and appreciate your attention to this. Thank you for your time and consideration.



ATLANTA MOTORSPORTS PARK

A Private Motorsports Country Club



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:

ZSP-C23000063

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION

CITY COUNCIL

DATE: *8-14-2023*

DATE: *8-21-2023*

TIME: *5:30 pm*

TIME: *5:00 pm*

HEARING LOCATION:

DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 58 S 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



confirmation and audit of the status of the loan as provided in the preceding paragraph.

Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is:

Carrington Mortgage Services, LLC
Attention: Loss Mitigation Department
1600 South Douglas Road, Suites 100 & 200-A
Anaheim, CA 92806
1-800-561-4567

The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being BANK UNITED N.A.

as attorney in fact for SANDRA D. HICKS FKA Sandra D. Turpen

Parkway Law Group, LLC
1755 North Brown Road
Suite 150
Lawrenceville, GA 30043
404.719.5155

JUNE 28, JULY 5, 12, 19, 26, AUGUST 2, 9, 16, 23, 30, 2023-23-0055

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
123095, 6/28, 7/5, 7/12, 7/19, 7/26, 8/2, 8/9, 8/16, 8/23, 8/30

Name Changes

**STATE OF GEORGIA
COUNTY OF DAWSON
NOTICE OF PETITION TO
CHANGE NAME**

Notice is hereby given that REBEKAH JOY STAHLBUSCH filed a Petition in the Superior Court of Dawson County, Georgia, on the 16th day of June, 2023 praying for a change in the name of her minor child from RENEALDO VITO STAHLBUSCH to RENEALDO VITO SARDANO POLL II. Notice is hereby give pursuant to law to any interested or affected party to appear in said Court and to file any objections to such name change. Objections must be filed with said Court within thirty (30) days of the filing of said Petition. This 16th day of June, 2023.
MARGARET ANNE CHRISTIE
123075, 6/28, 7/5, 7/12, 7/19

**SUPERIOR COURT OF
DAWSON COUNTY
STATE OF GEORGIA**

In re the Name Change of Child:
BRAILYN PARKER CASTILLO
GEORGE D. GRAVES
Petitioner

**JUSTINE GRAVES & SAMANTHA
CASTILLO**

Respondents
Civil Action Case Number:
2023-CV-254-I

**NOTICE OF PETITION TO
CHANGE NAME OF MINOR
CHILD**

GEORGE D. GRAVES filed a petition in the Superior Court of Dawson County on Jun 13, 2023 to change the name(s) of the following minor child(ren):

From: BRAILYN PARKER CASTILLO
To: BRAILYN CASTILLO GRAVES

Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. §§ 19-12-1(f)(2) and (3).
Dated: 6-13-23
GEORGE D. GRAVES
Petitioner, Pro se
Name: GEORGE D. GRAVES
Address: 125 Sundown Way
Dawsonville, GA 30534
Phone (day): (678) 549-7767
123373, 7/5, 7/12, 7/19, 7/26

**SUPERIOR COURT OF
DAWSON COUNTY
STATE OF GEORGIA**
In re the Name Change of:
Manuel E. Quesada.
Petitioner
Civil Action Case Number:
2023-CV-255-LHB
NOTICE OF PETITION TO
CHANGE NAME OF ADULT
Manuel Quesada filed a petition in the Superior Court of Dawson County on June 27, 2023 to change the name from: Manuel E. Quesada to Manuel E. Barrios.

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: June 27, 2023
Manuel Q
Petitioner, Pro se
Name: Manuel E. Quesada
Address: 318 Angela Ln,
Dawsonville, GA 30534
Email: M.Quesada0628@gmail.com
Phone (day): 706-888-0307
123717, 7/19, 7/26, 8/2, 8/9

Public Hearings

Notice of Public Hearing

The following public hearings will be conducted 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 conducted 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.
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.

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.
123780, 7/19

Public Sales/Auctions

Securlock Storage will sell personal property consisting of household, personal effects, office, and other equipment, toys and appliances will be sold to satisfy owner's lien for rent due law 10-4-213. All items or spaces will not be available on the day of the sale. We reserve the right to refuse any and all bids, buyers must secure spaces with their own locks. NO CHECKS. CASH ONLY. To claim tax-exempt-ORIGINAL RESALE CERTIFICATE FOR EACH SPACE PURCHASED IS REQUIRED.
Date: July 31, 2023
Bidding Begins: July 24, 2023
Bidding Ends: July 31, 2023
Place: Storage4treasures.com
Thomas Carter; Tv, outside yard, tools, ladders, pressure washer, tools, cooler, paint, cabinet, and bags.
Justin Kyall: Household furniture, totes, boxes, and washer and dryer, Kevin Jones: Tools, tool box, household furniture, step ladder, radio, totes, boxes, shelving, automotive jack, and vacuum cleaner.
122669, 7/12, 7/19

Probate Notices

**IN THE PROBATE COURT OF
DAWSON COUNTY
STATE OF GEORGIA**
IN RE: FAYE IRENE MCGINNIS, DECEASED
ESTATE NO. 2023-ES-88
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To whom it may concern: DAVID MCGINNIS has petitioned to be appointed administrator(s) of the estate of FAYE IRENE MCGINNIS, 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 July 19, 2023.

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
Allie Phillips
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
(706) 344-3580
123117, 6/28, 7/5, 7/12, 7/19

**IN THE PROBATE COURT OF
DAWSON COUNTY
STATE OF GEORGIA**
IN RE: ESTATE OF MYRNA YVONNE WEST, DECEASED
ESTATE NO. 2022-ES-80
NOTICE
In RE: Petition for Discharge of Personal Representative
To whom it may concern:
This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before August 2nd, 2023.

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 qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By: Allie Phillips
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
(706) 344-3580
123783, 7/19

**IN THE PROBATE COURT OF
DAWSON COUNTY
STATE OF GEORGIA**
IN RE: BRYAN M. GRADY, DECEASED
ESTATE NO. 2023-ES-91
NOTICE
To whom it may concern: SHARI L. GRADY has petitioned to be appointed administrator(s) of the estate of BRYAN M. GRADY, 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 August 14th, 2023.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a Notary Public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By: Allie Phillips
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
(706) 344-3580
123638, 7/19, 7/26, 8/2, 8/9

**PETITION FOR LETTERS OF ADMINISTRATION
NOTICE**

To whom it may concern: SHARI L. GRADY has petitioned to be appointed administrator(s) of the estate of BRYAN M. GRADY, 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 August 14th, 2023.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a Notary Public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By: Allie Phillips
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
(706) 344-3580
123638, 7/19, 7/26, 8/2, 8/9

**IN THE PROBATE COURT OF
DAWSON COUNTY
STATE OF GEORGIA**
IN RE: MARTHA A COOK AKA MARTHA NELL COOK, DECEASED
ESTATE NO. 2023-ES-94
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
To DORRINA SLATON AKA DORRINA ANN COOK
DESTINY DANIELLE KELLY has petitioned to be appointed administrator(s) of the estate of MARTHA A COOK, 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 August 14th, 2023.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a Notary Public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By: Allie Phillips
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
(706) 344-3580
123783, 7/19

All object to befo or befo Clerk, ar tendered unless y an Ind Probate the reg. fees. If a a hearin a later are filed granted Judge J Judge o By: Allie Clerk of 25 Justi Dawson (706) 3- 123833

IN THE DAWSON STATE/ IN RE: WARRI JR., DECEA ESTATI PETITI ADMIN NOTIC
To whc KATHL petito admin of WAI JR., dr (The p for we report and/o contal 261.) i heres why t be of fire pe certin any si be fil befor BE A objec be in group All of to E or U Clerk tendi unless an I Prob the i fees. a he a lat are l gran Judc judc By: J Clerk 25 J Daw Daw (706 123

City Council:

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



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Jameson Kinley
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Randy Davis, Chairperson
Alexis Noggle, Post 1
Josh Nichols, Post 2
Sandy Sawyer, Post 3
Anna Tobolski, Post 4

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

PUBLIC NOTICE

The following public hearings will be conducted 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 conducted in the Council Chambers on the second floor at City Hall located at 415 Highway 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

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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.

If you wish to speak on the request, 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.



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 10

SUBJECT: 56TH ANNUAL MOUNTAIN MOONSHINE FESTIVAL: REQUEST FOR ROAD CLOSURES AND FEE WAIVER

DATE(s): _____ WORK SESSION 08/21/2023 CITY COUNCIL MEETING

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: \$10,000.00 Annual Budget _____ Capital Budget _____ Other _____

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

PURPOSE FOR REQUEST:

TO CONSIDER REQUEST FOR USE OF MAIN STREET PARK AND FARMER'S MARKET W/FEE WAIVED FOR RENTAL SPACES, CITY HALL AND ADJACENT AREA, AND ROAD CLOSURES FOR THE 56TH ANNUAL MOUNTAIN MOONSHINE FESTIVAL AND PARADE OCTOBER 27-29, 2023. THE COST SHOWN ABOVE IS FOR CONTRACTED DEPUTIES. THIS IS THE FOURTH CONSECUTIVE YEAR THAT THE EVENT WILL BE HELD IN THIS SPACE.

K4K MUST GET APPROVAL FROM THE GA RACING HALL OF FAME/DAWSONVILLE HISTORY MUSEUM FOR THEIR REQUESTED USE OF CONCRETE AROUND WINNER'S CIRCLE.

K4K IS AWARE THAT THE SPACE OUTSIDE THE DISTILLERY RENTAL SPACE WILL NOT BE INCLUDED IN THE PERMITTED AREA.

ROAD CLOSURES INCLUDE MAIN STREET THROUGH THE PARK AND ALLEN STREET FROM HIGHWAY 53 TO MEMORY LANE FROM 5 AM FRIDAY, 10/27 THROUGH 8 PM SUNDAY 10/29.

ROAD CLOSURES ONLY FOR PARADE SATURDAY MORNING HIGHWAY 53 FROM BEARDEN'S FUNERAL HOME AROUND THE OLD COURTHOUSE AND BACK ENDING AT MEMORY LANE.

HISTORY/ FACTS / ISSUES

EVENT AND ROAD CLOSURES ARE SIMILAR TO PRECEDING YEARS.

KARE FOR KIDS REPRESENTATIVE WILL BE PRESENT FOR QUESTIONS.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

STAFF RECOMMEND APPROVAL AS PRESENTED PENDING PERMISSION FROM DAWSON CO EMS AND DAWSON COUNTY SHERIFF'S OFFICE FOR ENTIRE EVENT, AND GDOT FOR PARADE ROUTE.

REQUESTED BY: Bob Bolz, City Manager



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534
 Phone (706)265-3256
 Fax # (706)265-4214
 Email: permit.tech@dawsonville-ga.gov

Permit Application for:
 Parades, Public Assemblies,
 Demonstrations, and Rallies
 in Public Places

Permit Fee: Nonprofit: \$50.00 For-Profit: \$100.00

A completed application with Permit Fee must be received a minimum of 15 days prior to event.

* Events with alcohol or food Require additional forms & time to process

*ALL Road Closures must be approved by CC (3 hours or over)

- Name of Event: 56th Annual Mountain Mainshone Festival PARADE RALLY OTHER _____
- Location of Event: Main Street Park, Aiken, Street, City Hall PUBLIC DEMONSTRATION
- Date(s) of Event: Oct 27-29 2023 PUBLIC ASSEMBLY
 Time of Event: Start: 8am a.m./ p.m. End: 5p a.m. 0 p.m. ROAD CLOSING _____ Hrs.
 NON-PROFIT (please provide 501 (c)(3) Information) PROFIT
- Provide information listed below for the main contact person responsible for the organization of this event:

Name: <u>Tiffany Buchanan</u>	Title: <u>Director</u>
Organization: <u>KARE for Kids, Inc</u>	Telephone #:
Email Address	Cell Phone #:
Address: <u>13 MILL LANE</u>	City: <u>Dawsonville</u> State: <u>GA</u> Zip Code: <u>30534</u>

- Provide information listed below for any key personnel involved in coordinating this event. Also, provide information listed below on each officer of the club, organization, corporation, or partnership requesting this event. Attach a separate sheet if necessary.

Name: <u>Rhonda Evans</u>	Title: <u>President</u>
Organization: <u>KARE for Kids, Inc</u>	Telephone #:
E-Mail Address:	
Address: <u>Wentworth Rd</u>	City: <u>Dawsonville</u> State: <u>GA</u> Zip Code: <u>30534</u>

Name: <u>KRIS ROWAN</u>	Title: <u>V. President</u>
Organization: <u>KARE for Kids / Rock Creek Park</u>	Telephone #:
E-Mail Address:	
Address: <u>Dawsonville</u>	City: <u>GA</u> State: Zip Code: <u>30534</u>



6. Expected number of participants: 60,000
7. Physical description of materials to be distributed: NONE
8. How do participants expect to interact with public? N/A
9. Route of event: (attach a detailed map of the route) SEE ATTACHED
(could change)
will communicate w/ Sheriff's Office

9.a. Number and type of units in parade: 18-25 Race Cars

9.b. Size of the parade: _____

10. Will any part of this Event take place outside the City Limits of Dawsonville? NO

If YES, do you have a permit for the event from Dawson County? _____ Date Issued: _____ * Attach Copy

11. Do you anticipate any unusual problems concerning either police protection or traffic congestion as a consequence of the event? _____ If YES, please explain in detail: Always heavy traffic

12. If road closures are needed, which roads do you anticipate closing and for how long would each be closed? Allen Street - 5am 10/27 - 7pm 10/29
Allen #53 to Intersection of Allen @ Memory Lane

13. List all Prior parades or public assemblies, demonstrations, or rallies in a public place within the city limits of Dawsonville for which you obtained a permit in the last 12 months: (Include dates (month/year) – attach separate sheet, if necessary).
Annual Mountain Manshine Festival 2022

Details: Please outline what your event will involve: (number of people – life safety issues – vendors – cooking – tents – rides – handicap parking – egress) attach separate sheet if necessary. Also in event outline please include setup, teardown and clean up.

60,000 plus people, 200+ vendors, 20+ food vendors, Bounce Houses, pony rides
 car show will start Friday. Vendors will set up Friday starting @ 2pm –
 teardown Sunday @ 5pm. Street sweepers come in @ 7pm. FAA Helps w/
 garbage clean up.

Please attach a Detailed Route, Lay Out and Site plan.

What participation, if any, do you expect from the City of Dawsonville? _____
Assist w/ traffic control

Superior Court

Dawson County Detention Center

Exxon

Tucker Ave

Main St Dawsonville Pool Room

Circle K

9

Lanier Technical College

Academy Ave

El Rios Mexican Cafe

Howard Ave

Dairy Queen Grill & Chill

Dawson County

Allen St

Mills Ford Rd

Hwy 9

Maple St

Georgia Racing Hall of Fame

Main

Nort Assi

Food Lion

start

Bearden Funeral Home

end

I Love NY Pizza & Bar Dawsonville

Fajita Grill

Google

Google

Robinson

Maple Hill Dr

Gober Sosek

What participation, if any, have you arranged from Dawson County Emergency Services? None will ask that they be on-site during the event

What participation, if any, have you arranged from the Dawson County Sheriff Department? None will provide security Friday & Saturday night

What participation, if any, have you arranged from the Dawsonville History Museum (GRHOF)? None will ask to use the cement area around winners circle to place sponsor's race cars

What participation, if any, have you arranged from the Environmental Health? (Any food service requires inspection from the health department.) None will provide all food vendors info & location for inspection

Insurance Requirements: (circle that apply)

Sec. 10-25(c) "An applicant for a permit under this ordinance shall obtain liability insurance from an insurer licensed in the State of Georgia for a special event, parade, public assembly, demonstration, rally, footrace, fun run, bicycle race or filming in a public place if one or more of the following criteria exists:"

- (1) The use, participation, exhibition, or showing of live animals;
- (2) The use, participation, exhibition, or showing of automobiles of any size or description, motorcycles, tractors, bicycles, or similar conveyances;
- (3) The use of a stage, platform, bleachers or grandstands that will be erected for the event;
- (4) The use of inflatable apparatus used for jumping, bouncing or similar activities;
- (5) A special event, parade, demonstration, rally, road closing, or other such activity, for which primary attendance (that is, attendance primarily for said special event, parade, demonstration, rally, road closing, or other such activity, and not attendance which is the result of another event) is reasonably expected to meet or exceed one hundred (100) persons;
- (6) The use of roller coasters, bungee jumping or similar activities;
- (7) The use of vendors or concessions; or
- (8) The use of public streets and rights of way. (Required for public street closure or making certain areas exclusively available to the applicant like Main Street Park, City Hall parking lot etc.)

Any applicant required to provide insurance in accord with this section shall provide the City of Dawsonville with a copy of the Certificate of Insurance from an insurer authorized and licensed by the State of Georgia. The City of Dawsonville shall be added as an additional named insured party for the event on the Certificate of Insurance by the carrier. The minimum policy limits shall be \$1,000,000 (one million) per incident and \$2,000,000 (two million) aggregate for the entire event. All cost for insurance and naming the City of Dawsonville as an additional named insured party shall be borne solely by the applicant. Such insurance shall protect the City of Dawsonville from any and all claims for damages to property and/ or bodily injury or death.

Is the Certificate of Liability Insurance attached? Yes No Not applicable to this event

Additional information/comments about liability insurance: will be emailed to Stan from Dawson Insurance

Additional information/comments about this application: _____



City of Dawsonville
415 Hwy 53 E, Suite 100
Dawsonville, GA 30534
Phone (706)265-3256
Fax # (706)265-4214

Permit Application for:
Parades, Public Assemblies,
Demonstrations, and Rallies in Public Places
(Public Works – Environmental Health)

Name of Event: 50th Annual Mountain Moonshine Festival Date(s) of Event: 10/27-29/2023

PUBLIC WORKS:

Additional comments/concerns/recommendations: _____

APPROVED: YES NO

By: _____ Date: _____

CITY MANGER:

Additional comments/concerns/recommendations: _____

APPROVED: YES NO

By: _____ Date: _____

APPLICANT'S SIGNATURE FOR CERTIFICATION AND ACKNOWLEDGEMENT OF ROAD CLOSURE(S), TRASH CLEANUP, PARKING PROVISIONS AND PROVIDING TOILET FACILITIES. PRIOR TO SIGNING, PLEASE READ THE FOLLOWING OR HAVE IT READ TO YOU:

ROAD CLOSURES:

Applicant certifies and acknowledges that any road closures scheduled as part of an event will only take place during the time designated for the road closure and that the applicant will not arrive early, fail to clean up or fail to leave promptly after the event so as to interfere with the normal flow of traffic.

Sworn to and subscribed before me
this 15th day of August 2023

Stacy L. Harris
Notary Public, State of Georgia

My Commission Expires: 10/26/2025



Tiffany Buckner
Applicant's Printed Name

Tiffany Buckner
Applicant's Signature

TRASH CLEANUP, PARKING PROVISION AND TOILET FACILITIES:

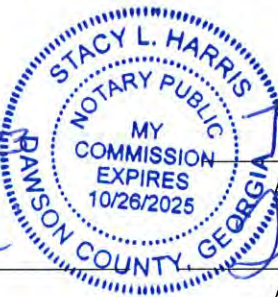
The applicant shall be responsible for trash cleanup of affected areas littered during the activity and the provision of temporary toilet facilities, as needed.

Based upon review of the application, the city may require that the applicant be responsible for trash cleanup of affected areas littered during the activity for which a permit is sought, the provision of sufficient parking and storage areas for a large influx of motor vehicles occasioned by the permitted activity, provision of temporary toilet facilities, and other similar special and extraordinary items determined to be necessary for the permitted activity based upon the application's contents. In no event shall the city require individuals, organizations or groups of persons to provide personnel for normal governmental functions, such as traffic control, police protection, or other expenses associated with the maintenance of public order. If additional requirements are placed on applicants in accordance with this subsection, and those requirements are not met despite assurances by the applicant, then failure to comply with the aforementioned requirements shall be grounds for revocation of the issued permit and/or denial of any subsequent permit requested by the applicant. The city shall be entitled to recover against the applicant the sums expended by the city for those extraordinary expenses agreed to but not provided by the applicant.

Sworn to and subscribed before me
This 15th day of August 2023

Stacy L. Harris
Notary Public, State of Georgia

My Commission Expires: 10/26/2025



Tiffany Buckner
Applicant's Printed Name

Tiffany Buckner
Applicant's Signature

APPLICANT'S SIGNATURE FOR THE PERMIT APPLICATION; RELEASE & WAIVER OF LIABILITY; AND AGREEMENT FOR FINANCIAL RESPONSIBILITY. PRIOR TO SIGNING, PLEASE READ THE FOLLOWING OR HAVE IT READ TO YOU:

APPLICATION:

OATH: I hereby swear and affirm that the information provided within this application for parade, public assembly, demonstration, or rally is true and correct to the best of my knowledge. In addition, I agree to abide by all regulations of the ordinance and to advise all participants of the conditions of the permit.

RELEASE & WAIVER OF LIABILITY:

The permit holder shall indemnify and hold the City of Dawsonville, Georgia harmless from any claim, demand, or cause of action that may arise from activities associated with the event, including attorney's fees. I acknowledge that I understand this Release, and I hereby agree for myself and on behalf of the Applicant to indemnify and hold harmless the City of Dawsonville, Georgia and its agents, officers, and employees, individually and jointly, from and against any claim for injury (including, but not limited to, personal injury and property damage), loss, inconvenience, or damage suffered or sustained by any individual, including, but not limited to, business owners, patrons, participants of the parade, public assembly, demonstration, or rally, and spectators participating in and/or occurring during the event, unless the claim for injury is caused by intentional misconduct of an individual, agent, officer, or employee of the City of Dawsonville.

AGREEMENT FOR FINANCIAL RESPONSIBILITY:

The undersigned agrees to be solely responsible for cleaning affected areas littered during the activity, provide sufficient parking and storage areas for motor vehicles, provide temporary toilet facilities, and provide other similar special and extraordinary items deemed necessary for the permitted activity by the City of Dawsonville to keep the area of the event safe and sanitary. In no event shall the City of Dawsonville, Georgia requires individuals, organizations or groups of persons to provide personnel for normal governmental functions, such as traffic control, police protection, or other expenses associated with the maintenance of public order. If additional requirements are placed on applicants in accordance with this subsection, and those requirements are not met despite assurances by the applicant, then failure to comply with the aforementioned requirements shall be grounds for revocation of the issued permit and/or denial of any subsequent permit requested by the applicant. The City of Dawsonville, Georgia shall be entitled to recover from the applicant the sums expended by the City of Dawsonville, Georgia for extraordinary expenses agreed to but not provided by the applicant.

I further understand that false statements or omission within the application may result in the denial or disqualification of application.

Tiffany Buchan
Applicant's Printed Name

Sworn to and subscribed before me
this 15th day of August 2023

Tiffany Buchan
Applicant's Signature

Stacy L. Harris
Notary Public, State of Georgia

My Commission Expires: 10/26/2025





DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 11

SUBJECT: ANX-C2100043 and ZA-C2100043

CITY COUNCIL MEETING DATE: Monday August 21, 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.

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 1/11/22.

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

DEPARTMENT: Planning and Zoning

REQUESTED BY: 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:

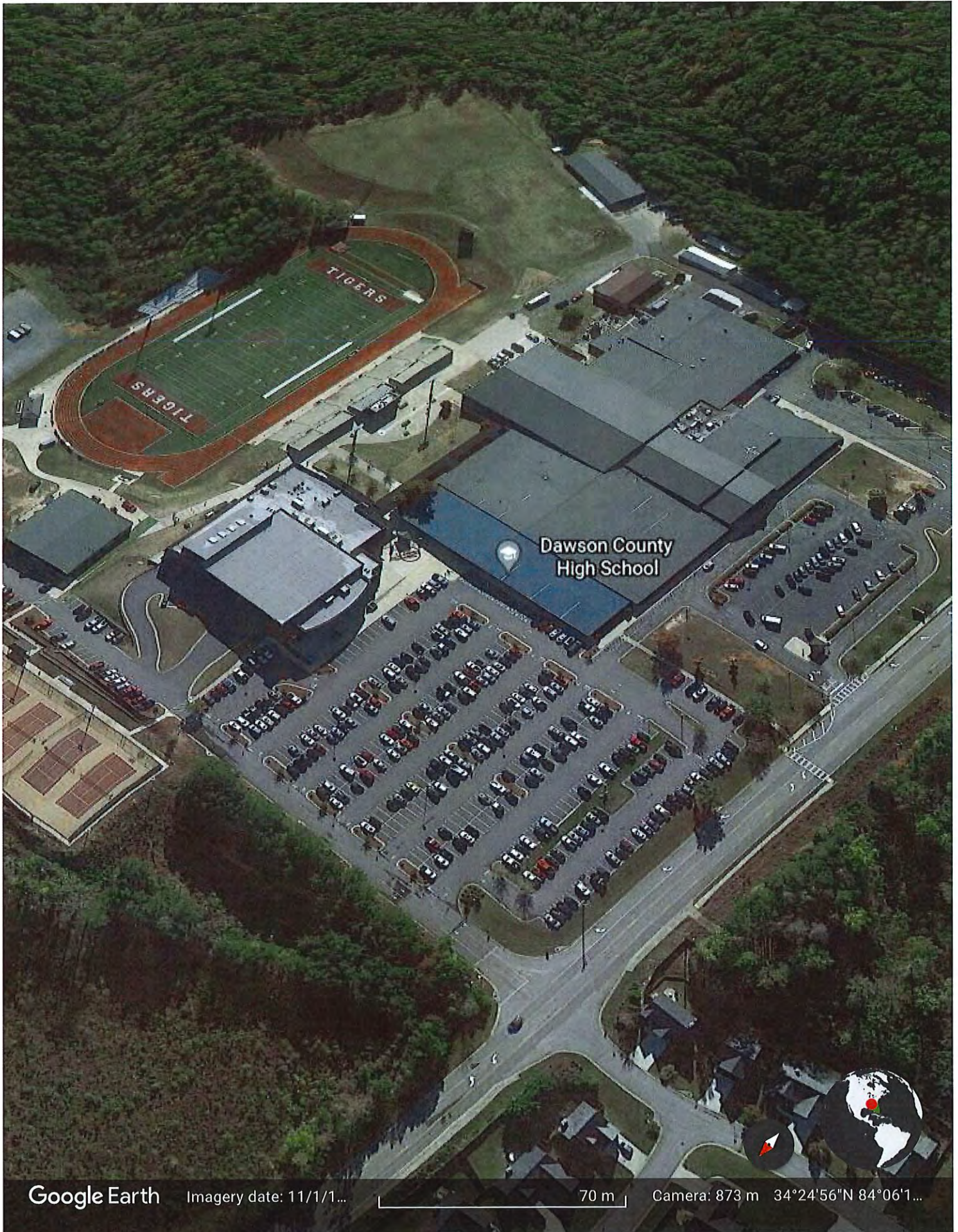
along a curve to the right having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of South 12 Degrees 33 Minutes 28 Seconds East and a chord distance of 162.22 feet to a point; THENCE along a curve to the right having a radius of 1049.03 feet and an arc length 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



Dawson County High School

Google Earth

Imagery date: 11/1/1...

70 m

Camera: 873 m 34°24'56"N 84°06'1...

RECEIVED
 SEP 23 2021
 BY: [Signature]

REVISIONS

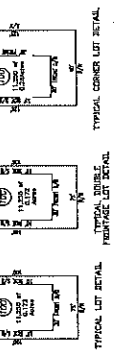
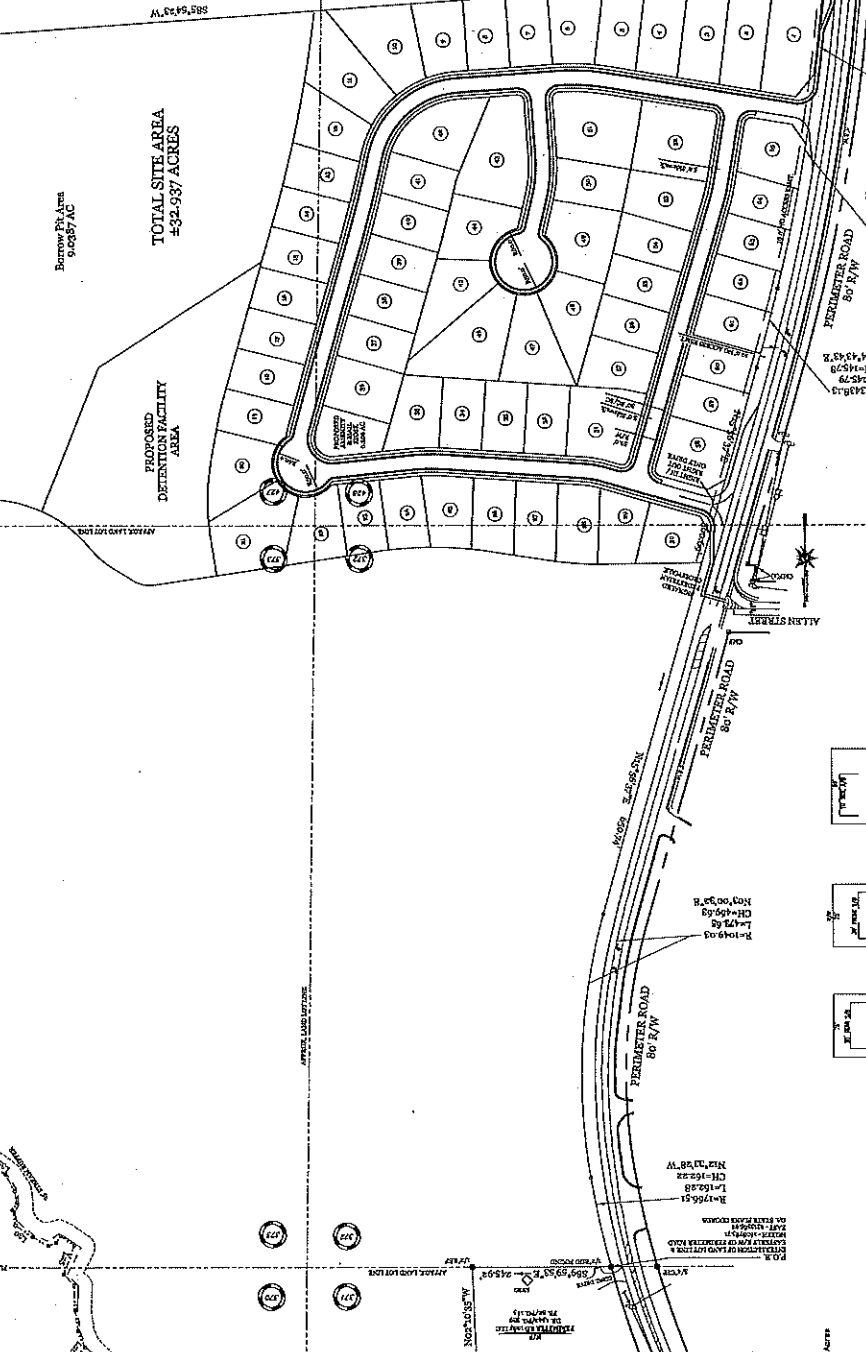
NO.	DATE	REVISIONS



Civiscapes, Inc.
 CML DESIGN & LANDSCAPE ARCHITECTURE
 7185 SHADY CROCK ROAD CLARKSBURG, GEORGIA 30641
 OFFICE: 678-513-8936

FOR
ANNEXATION & ZONING PLAN
 ALLEN STREET PROPERTIES, LLC
 PERIMETER RD. 32.937 AC. TRACT
 L. L. 3701, 3711, 3721, 3731, 4271, 4281 + 12TH DIST.
 DAWSON COUNTY, GEORGIA

PROJECT NO. 20-085
 DATE 9/20/21
 SCALE 1" = 100'



CHARTERS OF GEORGIA
 CONSTITUTION

- GENERAL NOTES:**
- EXISTING COUNTY ZONING: RER & RA
 - NUMBER OF LOTS: 65 CONCEPTUALLY
 SUIT A MAXIMUM OF 75 LOTS
 (BASED ON 2007 SUBDIVISION MAP)
 - TOTAL ACRES: 32.937 Acres
 Proposed R-3 Subdivision = 23.644 Acres
 Proposed R-3 Subdivision = 2.007 Acres
 Borrow PA = 2.007 Acres
 - AREA TO BE ANNEXED:
 32.937 Acres
 - MIN LOT SIZE: 7,500 SF (75' x 100')
 - REARWAYS:
 12' SIDEWALK
 12' REAR YARD
 - RIGHT-OF-WAY SUBDIVISION RIGGS 50'
 - ROADWAY: 30' BACK OF CURB TO BACK OF CURB
 W/ 2' BUMP STRIPS AND 9" SIDEWALK
 - 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): _____

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

Address of Property to be Annexed: Perimeter Road VACANT LOT

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

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

Current Use of Property: vacant

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

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

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

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

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

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

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

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

Amended

12/9/20 - 9/24/21

COPY



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

Annexation Petition
into the
City of Dawsonville, GA

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

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

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

ARC Population Estimate Information

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

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



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

Annexation Petition
into the
City of Dawsonville, GA

Property Owner(s) Authorization

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

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

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

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

(1) _____ Applicant Signature _____ Applicant Printed Name

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

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



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

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

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

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

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

FOR

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



NATURE OF REQUEST

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

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

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

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

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

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

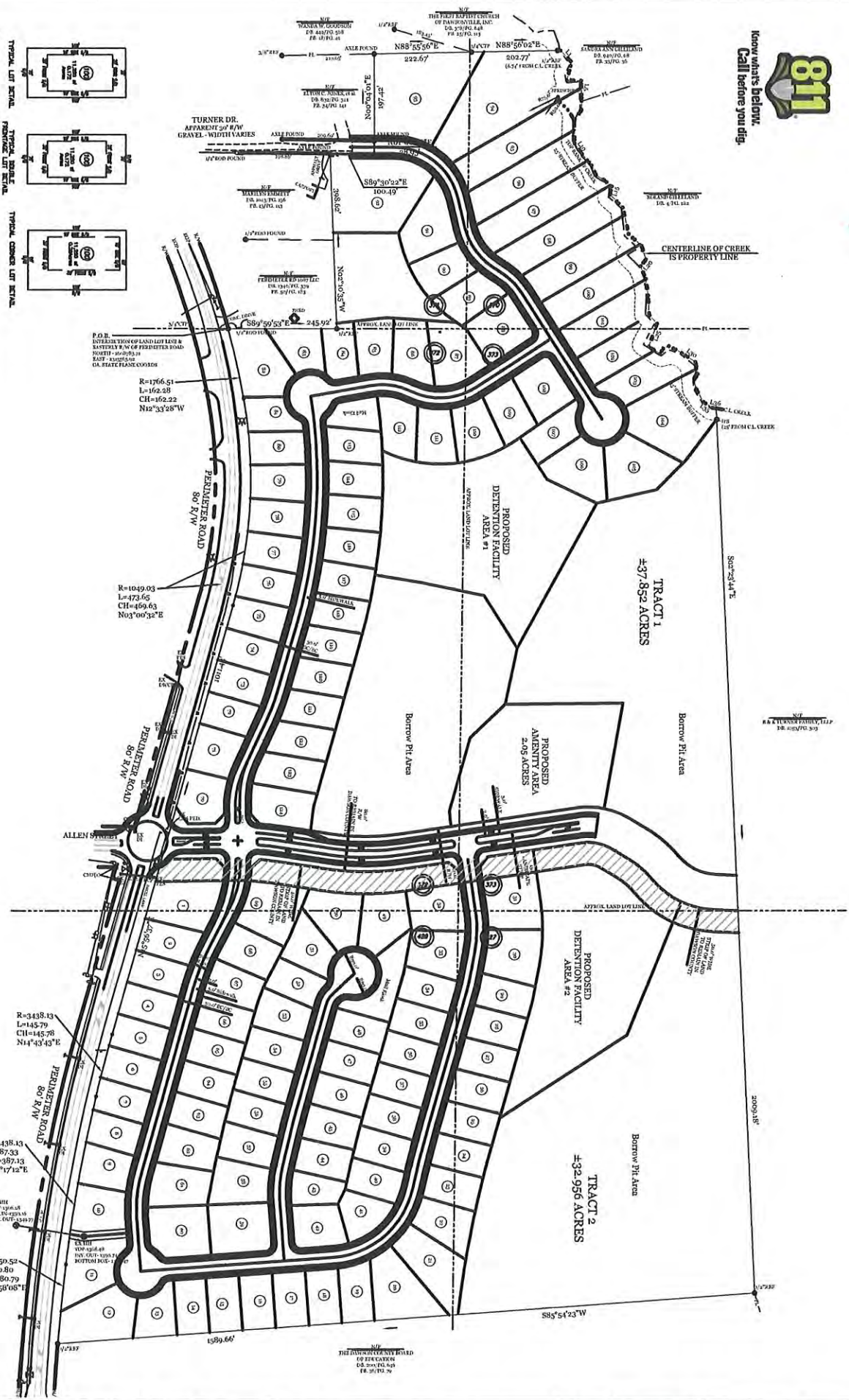
Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

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

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



Know what's below.
Call before you dig.



GENERAL NOTES:

1. EXISTING COUNTY ZONING: R2 & RA
2. NUMBER OF LOTS: 124 w/ Proposed Amenity Area
3. TOTAL AREA: 73.385 Acres
4. TRACT 1: 37.852 Acres
5. TRACT 2: 35.533 Acres
6. SERVICES: WATER, SEWER, GAS
7. ROAD: 20' R/W
8. DRAINAGE: 15' ALONG ADJACENT ROADS
9. THIS PHASE OF DEVELOPMENT TO BE SERVED BY DRAINAGE SWANNEY CREEK AND DOMESTIC WATER SERVICE



GRAPHIC SCALE
1" = 50' ±

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

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

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



REVISIONS		
NO.	DATE	REVISION

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

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

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

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

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

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

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

Said property contains +/-37.852 Acres.

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

**Perimeter Road
Tract 2
32.956 Acres**

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

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

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

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

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

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

Said property contains 32.956 Acres

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
Withdrawn by applicant, only for 32 Acres

The applicant request:

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

Proposed use of property if rezoned is: Residential

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

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

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

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

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

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

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

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

[Signature]
Signature of Applicant

8/14/2020
Date

Office Use Only:

Date Completed Application Rec'd 8/21/2020 Amount Paid \$ 4691.65 Check # 11314 /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: 11/6/2020 Rescheduled for next Meeting: 1/9/21

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

32.957 ac
30.808 ac

withdrawn
9-27-18

11/9/20
11/9/21

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



City of Dawsonville

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

Zoning Amendment
Authorization

Property Owner Authorization

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

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

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

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



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

**Zoning Amendment
Campaign Disclosure**

COPY

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

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


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

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

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

Amount \$ _____ Date: _____

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



Signature of Applicant / Representative of Applicant

8/14/2020

Date

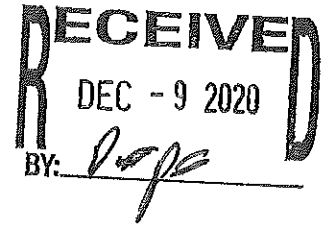
Failure to complete this form is a statement that no disclosure is required.

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

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



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PURPOSE OF REQUEST

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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.

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

LEGEND

LEGEND

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CREEK UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACT UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT OR TRACT UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

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19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.



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

THE CERTIFICATION AS HEREON MADE IS FULLY A STATEMENT OF FACTS AND NOT A GUARANTEE OF ACCURACY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED.

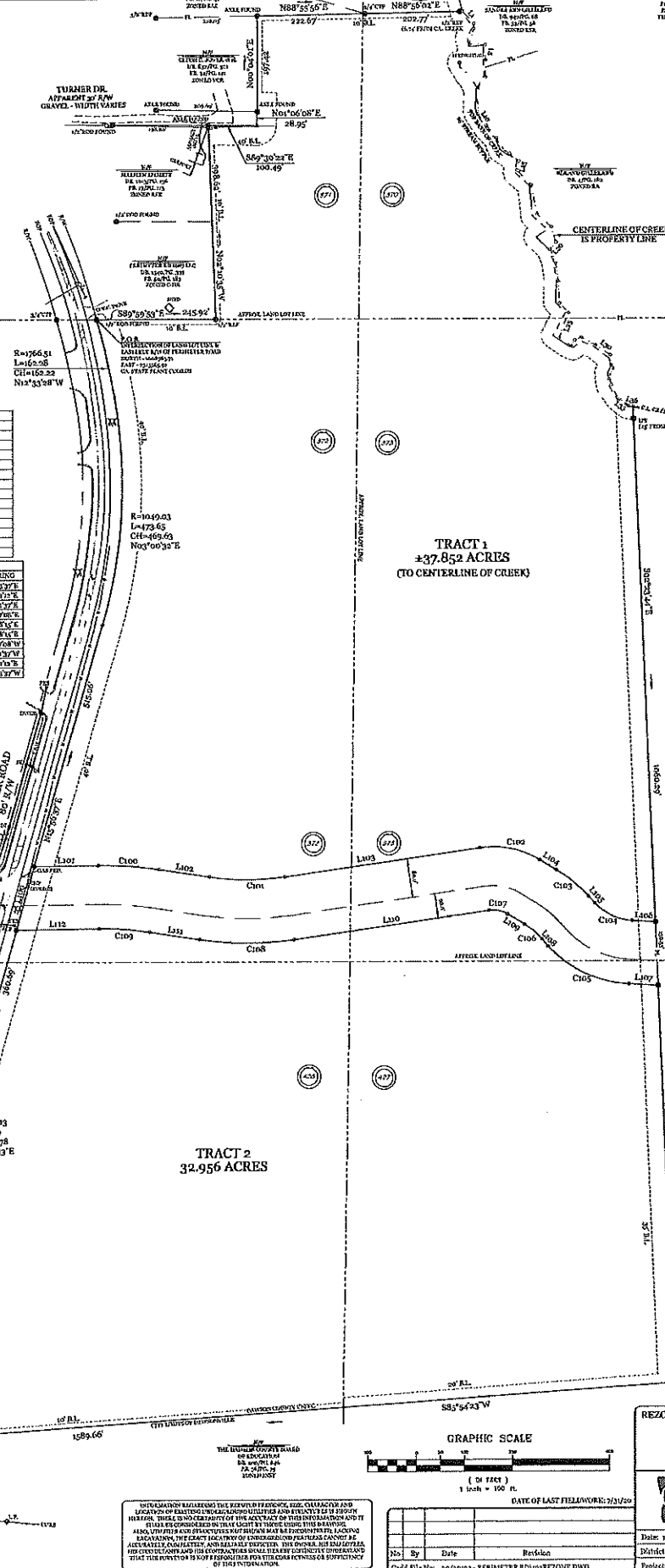
NO PORTION OF SURVEY PROPERTY IS NOTED BY A DESIGNATION AS TO BE A PROPERTY OF THE STATE OF GEORGIA. THE PROPERTY IS NOTED BY A DESIGNATION AS TO BE A PROPERTY OF THE STATE OF GEORGIA. THE PROPERTY IS NOTED BY A DESIGNATION AS TO BE A PROPERTY OF THE STATE OF GEORGIA.

A TOPCON LE-06 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAN.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED IS A COMPLETE RECORD OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED IS A COMPLETE RECORD OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED.

THE MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOURTH OF AN INCH PER 100 FEET.

REFERENCES: 1) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 155176-293, INDEMNITY DEED RECORDED IN DEED BOOK 155176-293, INDEMNITY DEED RECORDED IN DEED BOOK 155176-293, INDEMNITY DEED RECORDED IN DEED BOOK 155176-293.



LINE TABLE

LINE	LENGTH	BEARING
L100	115.50	S89°59'51"E
L101	115.53	N88°55'50"E
L102	105.01	S81°25'03"E
L103	497.85	N88°55'50"E
L104	42.25	S89°08'02"E
L105	18.30	S42°08'18"E
L106	48.10	S87°08'15"E
L107	62.55	N57°08'15"E
L108	18.22	N42°08'15"E
L109	45.85	N39°08'15"E
L110	497.82	S89°08'02"E
L111	105.01	N81°25'03"E
L112	115.53	S88°55'50"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C100	254.84	122.19	121.94	S89°59'51"E
C101	327.74	125.24	124.27	S89°59'51"E
C102	100.00	125.25	123.24	S76°41'17"E
C103	254.80	85.24	85.24	S29°07'08"E
C104	110.00	86.19	84.19	S84°08'02"E
C105	240.50	128.10	127.10	S46°14'18"E
C106	150.00	47.37	47.30	N00°07'08"W
C107	60.00	41.21	41.21	N07°12'18"W
C108	450.71	195.11	194.41	S89°08'02"E
C109	616.62	103.53	103.02	S88°55'50"E

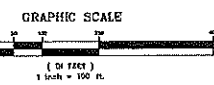
LINE TABLE

LINE	LENGTH	BEARING
L1	33.74	S42°08'18"E
L2	10.41	S01°07'43"W
L3	33.50	S14°32'27"W
L4	31.92	S87°08'15"E
L5	21.45	S01°07'43"W
L6	33.35	S00°07'08"W
L7	98.45	S33°08'57"W
L8	4.89	S11°08'15"E
L9	51.39	S01°07'43"E
L10	28.70	S15°10'14"E
L11	36.28	S89°57'03"E
L12	82.49	S55°04'05"E
L13	19.38	S59°08'15"E
L14	25.33	S11°14'47"E
L15	19.07	S15°08'15"E
L16	41.27	S14°08'15"E
L17	84.63	S15°10'16"E
L18	32.37	S47°08'15"E
L19	32.07	S79°07'43"E
L20	19.01	S45°04'45"W
L21	30.71	S01°08'15"E
L22	28.16	S08°08'15"E
L23	45.04	S02°07'08"E
L24	15.24	S43°08'15"E
L25	35.37	S10°08'15"E
L26	30.22	S89°08'15"E
L27	44.38	N11°08'15"E
L28	14.13	N57°08'15"E
L29	32.88	S08°08'15"E
L30	35.00	S55°04'05"E
L31	77.05	S11°07'10"E
L32	16.14	S37°07'10"E
L33	84.43	S15°08'15"E
L34	33.77	S48°08'15"E
L35	24.43	S87°08'15"E
L36	8.47	S99°08'15"E



TRACT 1
37.852 ACRES
(TO CENTERLINE OF CREEK)

TRACT 2
32.956 ACRES



INFORMATION REGARDING THE REPORT PREPARED, THE CHARACTER AND SCOPE OF THE SURVEY, THE QUALITY OF THE DATA, AND THE RESULTS OF THE SURVEY, IS CONTAINED IN THE CERTIFICATE OF THE SURVEYOR. THIS INFORMATION IS ALSO CONTAINED IN THE CERTIFICATE OF THE SURVEYOR. THIS INFORMATION IS ALSO CONTAINED IN THE CERTIFICATE OF THE SURVEYOR.



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYING ACT AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS AND LAND SURVEYORS.

REZONING PLAN FOR:
B & K TURNER FAMILY, LLLP

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

Date: 12/12/2020 Land Loc: 205.272,273,274,275
District: NORTH 1/4, 1/4th, County: DAWSON, GA. Scale: 1"=50'
Project: 20193 Drawn By: BS

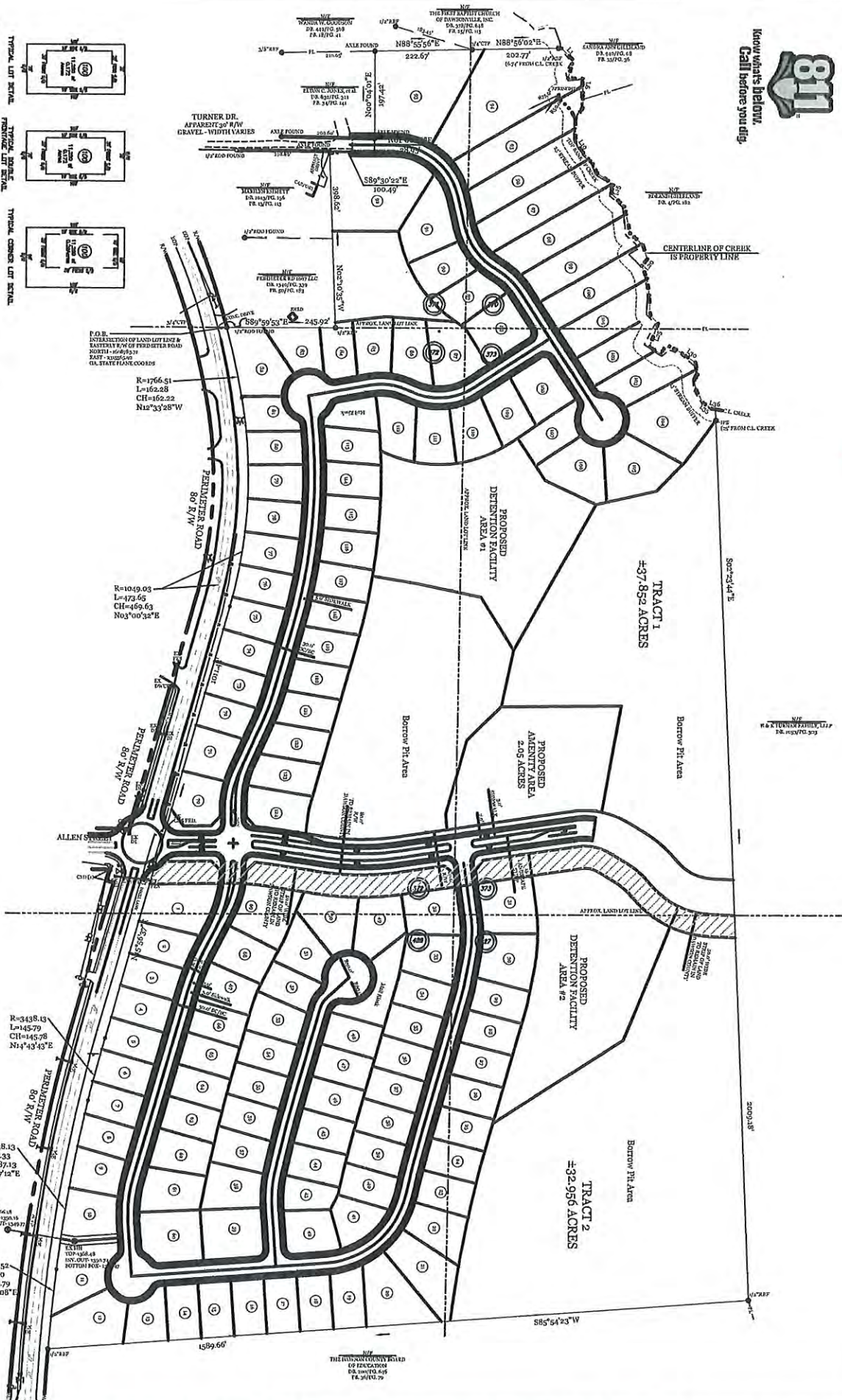
DATE OF LAST FIELD WORK: 7/3/2020

No.	By	Date	Revision



Know what's below. Call before you dig.

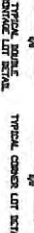
Amended 12/9/26 - 9/24/27



GENERAL NOTES:

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

TYPICAL LOT DETAILS:



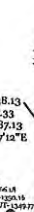
TYPICAL CORNER LOT DETAIL:



TYPICAL ROAD DETAIL:



TYPICAL DRIVEWAY DETAIL:



TYPICAL UTILITY DETAIL:



GENERAL NOTES:

1. PERIMETER R/W: 80 FT
2. PERIMETER R/W: 80 FT
3. PERIMETER R/W: 80 FT
4. PERIMETER R/W: 80 FT
5. PERIMETER R/W: 80 FT
6. PERIMETER R/W: 80 FT
7. PERIMETER R/W: 80 FT
8. PERIMETER R/W: 80 FT
9. THE PHASE OF DEVELOPMENT TO BE SERVED BY DRAINAGE SYSTEMS SHALL BE DETERMINED BY THE ENGINEER.



GRAPHIC SCALE



1" = 100'

11/10/20

20-065

ANNEXATION & REZONING PLAN

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

Civilscapes, Inc.

CIVIL DESIGN & LANDSCAPE ARCHITECTURE
7185 SHADY GROVE ROAD CUMMING, GEORGIA 30041
OFFICE: 678-613-6836



REVISIONS	
NO.	DATE

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

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

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

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

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

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

Said property contains +/-37.852 Acres.

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

**Perimeter Road
Tract 2
32.956 Acres**

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

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

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

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

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

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

Said property contains 32.956 Acres

City Council:
John Walden
Caleb Phillips
William Ilg
Mark French



Michael Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

PUBLIC NOTICE

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

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

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

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

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

PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

ANX/ZA C2100043

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

CITY COUNCIL:

DATE: **9-13-21**

DATE: **10-04-21**

TIME: **5:30 PM**

TIME: **5 PM**

HEARING LOCATION: **5 PM**

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

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

THIS SIGN NOT TO BE REMOVED

**PUBLIC NOTICE
ON ZONING**

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

THE APPLICATION IS FOR:
ANX/ZA-C2100043

HEARINGS WILL BE HELD BY:

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

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

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-233-5271

THIS SIGN NOT TO BE REMOVED WITHOUT PERMISSION

**PUBLIC NOTICE
ON ZONING**

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

THE APPLICATION IS FOR:
ANX/ZA C2100043

HEARINGS WILL BE HELD BY:

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

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

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

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

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

55784 9/1

PUBLIC NOTICE

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

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

55554 8/25,9/1

Public Notice:

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

55790 9/1,8

Public Sales Auctions

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

Probate Notices

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

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

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

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

Clerk of
25 Justice
Dawson
(706)344-
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DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 12

SUBJECT: ANX C2200170

CITY COUNCIL MEETING DATE: Monday August 21, 2023

PURPOSE FOR REQUEST:

B&K Turner Family, LLP has petitioned to annex into the city limits of Dawsonville the 35.31-acre tract known as TMP 083 025, Located at Land Lot 584, 4th District, Section 1, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning AP (Annexed Property District). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022. Tabled indefinitely on July 18, 2022; On August 7, 2023 item was removed from the tabled and placed on the August 21, 2023 agenda.

HISTORY/ FACTS / ISSUES:

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

OPTIONS: Approve, Deny or Postpone

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: Jameson Kinley

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



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

Date: 6/14/2022


To: Mayor and Council

Reference: ANX C2200170 Planning and Zoning Department Summary

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

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

Peace be unto you,



David Picklesimer
Planning Director

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



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

Date: 5/17/2022

To: Planning Commission

Reference: ANX C2200170 Planning and Zoning Department Summary

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

1. Property is in Matt Fallstrom Post 1 commission district.
2. The subject property adjoins City zoned R3 district to the south, City zoned R3 district to the east, County zoned RA district to the west and City zoned INST district to the north.
3. Applicant is requesting to annex 35.31 acres.
4. Existing County RA zoning.
5. Proposed City AP zoning.
6. Rezoning petition cannot be filed for 12 months from the effective date.
7. The AP zoning designation is a temporary designation up to a period of 16 months after the effective date and shall automatically convert from AP zoning district to RI zoning district.
8. Mayor and City Council can extend the AP zoning district up to 18 months.
9. Water and Sewer service is proposed to be provided by Etowah Water and Sewer.

Peace be unto you,



David Picklesimer
Planning Director

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



706.265.3256
www.dawsonville-ga.gov

May 17, 2022

Via Certified Mail 7018 3090 0001 6005 4358

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

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

Dear Mr. Thurmond,

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

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

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

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

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

Sincerely,

Stacy Harris
Zoning Administrative Assistance

Enclosures

cc: David Headley, County Manager
Dawson County Attorney



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

**Annexation Petition
Application**

ANNEXATION # C2200170

ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO

Applicant Name(s): MICHAEL TURNER

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

E-Mail: [REDACTED]

Cell Number(s): [REDACTED]

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

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

E-Mail: [REDACTED]

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

Address of Property to be Annexed: HWY 9 SOUTH

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

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

Current Use of Property: VACANT LAND

County Zoning Classification: RA City Zoning Classification: AP

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation: Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

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

- An 8 1/2 x 11 copy of the current RECORDED BOUNDARY SURVEY of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds LEGAL DESCRIPTION that matches the boundary survey of the property being annexed.
- Survey must be signed and sealed by a Registered Land Surveyor.
- Survey must be signed, stamped recorded by Dawson County Clerk's of the Court office.

FEE SCHEDULE

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

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

1 MAY 12 2022

SH



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

Annexation Petition
Application

Property Owner(s) Authorization

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

083 025

(Address/Tax Map Parcel) , respectfully request that the Mayor

and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

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

[Signature]
 Property Owner Signature

Michael Turner
 Property Owner Printed Name

Property Owner Signature

Property Owner Printed Name

[Signature]
 Applicant Signature

Michael Turner
 Applicant Printed Name

Applicant Signature

Applicant Printed Name

State of Georgia
 County of Dawsonville

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

[Signature]
 Notary Public, State of Georgia

My Commission Expires: 10/26/2025



Planning Commission Meeting Date (if rezoned): 06.13.2022

Dates Advertised: 05.25.2022

1st City Council Reading Date: 06.20.2022

2nd City Council Reading Date: 07.18.2022

Approved: YES NO

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

Letter Received from Dawson County Date: _____

20-245

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

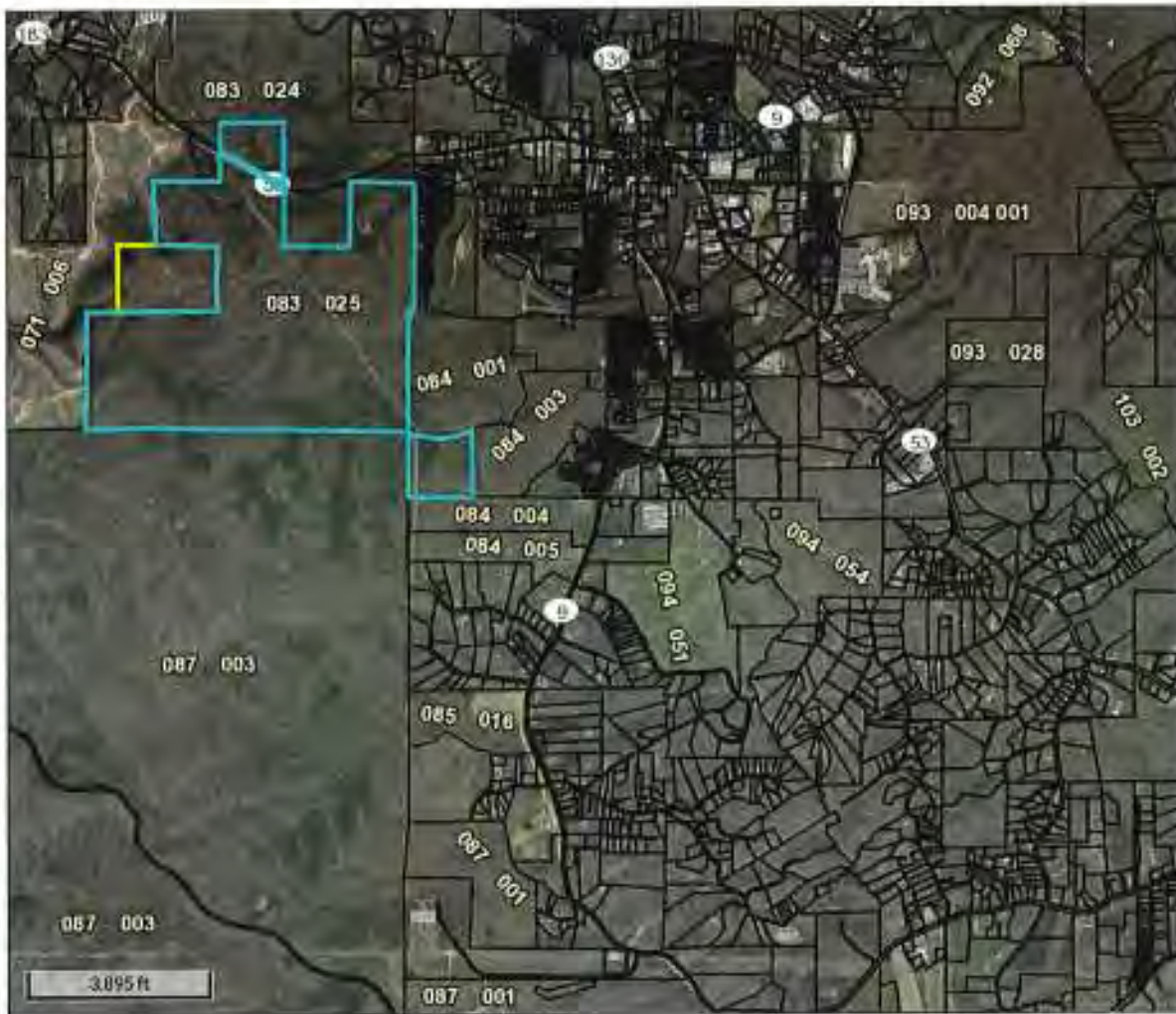
N75°27'48"E a distance of 62.60' to a point;

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

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

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


Said property containing 35.31 acres.



Overview



Legend

 Parcels

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

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

Developed by  **Schneider**
GEOSPATIAL

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

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

(1) *Permitted principal uses.*

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

(2) *Allowed accessory uses.*

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

prohibited.

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

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

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

(4) *Prohibited uses.*

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

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

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

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

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

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

(Ord. of 12-3-2018)

Sec. 3302. - Permitted uses in AP.

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

(Ord. of 12-3-2018)

Sec. 3303. - Conditional uses.

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

(Ord. of 12-3-2018)

Sec. 3304. - Assignment of AP.

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

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

(Ord. of 12-3-2018)

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

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

(Ord. of 12-3-2018)



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

SUBJECT: ORDINANCE NO. 07-2023: ALCOHOLIC BEVERAGES AMENDMENT

CITY COUNCIL MEETING DATE: 08/21/2023

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

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

ORDINANCE NO. 07-2023: AN ORDINANCE TO AMEND THE ALCOHOLIC BEVERAGE ORDINANCES OF THE CITY OF DAWSONVILLE, GEORGIA; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

FIRST READING: AUGUST 7, 2023; SECOND READING AND CONSIDERATION TO ADOPT: AUGUST 21, 2023

HISTORY/ FACTS / ISSUES:

SLIGHT REVISION MADE FROM FIRST VERSION

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Kevin Tallant, City Attorney

ORDINANCE NUMBER 07-2023

AN ORDINANCE TO AMEND THE ALCOHOLIC BEVERAGE 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; and

WHEREAS, pursuant to Article I of Chapter 3 of Title 3 of the Official Code of Georgia Annotated, specific authority is given to the local governments of this State to regulate the sale of alcoholic beverages in ways not inconsistent with State Law;

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 and clarify certain provisions of the City's Alcoholic Beverage Ordinance;

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

SECTION I: Brewery with taproom and package sales license.

Chapter 3 Alcoholic Beverages, Article I In General, Division 2 Licenses and Permits Offered; Regulations for Certain Licenses and Permit, Section 3-14 Brewery with taproom and package sales license of the Code of Ordinances of the City of Dawsonville is hereby amended by deleting Section 3-14 in its entirety and inserting in lieu thereof the following:

§ Sec. 3-14 Brewery with taproom and package sales license.

(a) Any person, business, or entity desiring to operate a brewery with taproom and package sales within the city shall apply for a brewery with taproom and package sales license prior to engaging in such activities.

(b) Unless otherwise provided in this chapter, a brewery licensee engaging in any manufacturing, wholesale, distribution, retail on-premises consumption sales, and/or retail package sales authorized by a brewery with taproom and package sales license shall comply all regulations of the applicable general manufacturing, wholesale dealer, retail consumption dealer, and/or retail package dealer licenses provided for in this article.

(c) A brewery licensee is authorized to manufacture beer or malt beverages on its licensed premises and sell its products, produced or manufactured by the licensee on the licensed premises, to wholesale dealers and/or distributors or at retail to individuals on the brewery's licensed premises for:

(1) On-premises consumption in a taproom or similar facility located on the licensed premises; and

(2) Off-premises consumption in closed packages, in compliance with O.C.G.A. 3-5-1 et seq., as now written or hereafter amended.

(d) Food sales or service is permitted in a brewery, but is not required. There is no requirement for minimum revenue for food sales or for an on-premises fixed or full-service kitchen.

(e) A brewery licensee is authorized to sell beer or malt beverages, as produced and/or manufactured by the licensee on the licensed premises, at retail for on-premises consumption Monday through Saturday between the hours of 11:00 a.m. and 11:30 p.m., and Sunday between the hours of 12:30 p.m. and 11:30 p.m., along with federal holidays from 12:30 p.m. until 11:30 p.m. In addition, upon application and approval by the city manager, a licensee may be authorized to sell beer or malt beverages, as produced and/or manufactured by the licensee on the licensed premises, at retail for on-premises consumption on other dates for special events, pursuant to a temporary on-premises consumption permit.

(f) Smoking of any type, including cigarettes, cigars, vaping, or similar, is prohibited within the premises of a brewery, including any exterior patio or similar.

(g) No gaming devices, including coin-operated amusement machines, as defined and regulated by the state law are permitted in breweries.

SECTION II: Winery/farm winery with tasting room and package sales license.

Chapter 3 Alcoholic Beverages, Article I In General, Division 2 Licenses and Permits Offered; Regulations for Certain Licenses and Permit, Section 3-15 Winery/farm winery with tasting room and package sales license of the Code of Ordinances of the City of Dawsonville is hereby amended by deleting Section 3-15 in its entirety and inserting in lieu thereof the following:

§ Sec. 3-15 Winery/farm winery with tasting room and package sales license.

(a) Any person, business, or entity desiring to operate a winery/farm winery with tasting room and package sales within the city shall apply for a winery/farm winery with tasting room and package sales license prior to engaging in such activities.

(b) Unless otherwise provided in this chapter, a winery/farm winery licensee engaging in any manufacturing, wholesale, distribution, retail on-premises

consumption sales, and/or retail package sales authorized by a winery/farm winery with tasting room and package sales license shall comply all regulations of the applicable general manufacturing, wholesale dealer, retail consumption dealer, and/or retail package dealer licenses provided for in this article.

(c) A winery/farm winery licensee is authorized to manufacture wine and/or mead on its licensed premises and sell its products, produced or manufactured by the licensee on the licensed premises, to wholesale dealers and/or distributors or at retail in closed packages for off-premises consumption directly to consumers, in compliance with state law.

(d) A winery/farm winery licensee is authorized to offer, for free, samples of its products, as produced and/or manufactured by the licensee on the licensed premises, to customers as a promotion for package sales. Samples shall be limited to one-ounce pours and shall be limited to no more than eight pours per customer, per day. Samples shall only be offered during normal business and/or operating hours of the licensee during which the sale of alcoholic beverages is permitted.

(e) A winery/farm winery licensee is authorized to sell wine and/or mead, as produced and/or manufactured by the licensee on the licensed premises, at retail for on-premises consumption on Monday through Saturday between the hours of 11:00 a.m. and 11:30 p.m., and Sunday between the hours of 12:30 p.m. and 11:30 p.m., along with federal holidays from 12:30 p.m. until 11:30 p.m. In addition, upon application and approval by the city manager, a winery/farm winery licensee may be authorized to sell wine and/or mead, as produced and/or manufactured by the licensee on the licensed premises, at retail for on-premises consumption on other dates for special events, pursuant to a temporary on-premises consumption permit.

(f) Smoking of any type, including cigarettes, cigars, vaping, or similar, is prohibited within the premises of a distillery, including any exterior patio or similar.

(g) No gaming devices, including coin-operated amusement machines, as defined and regulated by the state law are permitted in distilleries.

(h) Food sales or service is permitted in a brewery, but is not required. There is no requirement for minimum revenue for food sales or for an on-premises fixed or full-service kitchen.

SECTION III: Distillery with cocktail room and package sales license.

Chapter 3 Alcoholic Beverages, Article I In General, Division 2 Licenses and Permits Offered; Regulations for Certain Licenses and Permit, Section 3-16 Distillery with cocktail room and package sales license of the Code of Ordinances of the City of Dawsonville is hereby amended by deleting Section 3-16 in its entirety and inserting in lieu thereof the following:

§ Sec. 3-16 Distillery with cocktail room and package sales license.

(a) Any person, business, or entity desiring to operate a distillery with cocktail room and package sales within the city shall apply for a distillery with cocktail room and package sales license prior to engaging in such activities.

(b) Unless otherwise provided in this chapter, a distillery licensee engaging in any manufacturing, wholesale, distribution, retail on-premises consumption sales, and/or retail package sales authorized by a distillery with cocktail room and package sales license shall comply all regulations of the applicable general manufacturing, wholesale dealer, retail consumption dealer, and/or retail package dealer licenses provided for in this article.

(c) A distillery licensee is authorized to manufacture distilled spirits on its licensed premises and sell its products, produced or manufactured by the licensee on the licensed premises, to wholesale dealers and/or distributors or at retail in closed packages for off-premises consumption directly to consumers, in compliance with state law.

(d) A distillery licensee is authorized to offer, for free, samples of its products, as produced and/or manufactured by the licensee on the licensed premises, to customers as a promotion for package sales. Samples shall be limited to one-half ounce pours and shall be limited to no more than five pours per customer, per day. Samples shall only be offered during normal business and/or operating hours of the licensee during which the sale of alcoholic beverages is permitted.

(e) A distillery licensee is authorized to sell distilled spirits, as produced and/or manufactured by the licensee on the licensed premises, at retail for on-premises consumption on Monday through Saturday between the hours of 11:00 a.m. and 11:30 p.m., and Sunday between the hours of 12:30 p.m. and 11:30 p.m, along with federal holidays from 12:30 p.m. until 11:30 p.m. In addition, upon application and approval by the mayor and city council, a distillery with cocktail room license may be authorized to sell distilled, as produced and/or manufactured by the licensee on the licensed premises, at retail for on-premises consumption on other dates for special events, pursuant to a temporary on-premises consumption permit.

(f) Smoking of any type, including cigarettes, cigars, vaping, or similar, is prohibited within the premises of a distillery, including any exterior patio or similar.

(g) No gaming devices, including coin-operated amusement machines, as defined and regulated by the state law are permitted in distilleries.

(h) Food sales or service is permitted in a brewery, but is not required. There is no requirement for minimum revenue for food sales or for an on-premises fixed or full-service kitchen.

SECTION IV: Incorporation and Repealer

Except as modified herein, the remainder of the Alcoholic Beverage 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 V: 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 # 14

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

CITY COUNCIL MEETING DATE: 08/21/2023

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 AUGUST 16, 2023, FOR AUGUST 21, 2023, AGENDA

Family Connection 2nd Annual Family Fair: This year's event was held August 11th and was a tremendous success. Family Connection is to be commended for an excellent event that connects the public with service agencies that might be of assistance. The event had 38 booths (eight more than last year), and easily over 600 people in attendance. Free food for everyone and each booth had a carnival-type event for the kids while the parents learned about the services available by the provider.

Certificate of Excellence for Financial Reporting: For the ninth straight year, the Government Finance Officers Association of the United States and Canada has awarded the City of Dawsonville the Certificate of Achievement for Excellence in Financial Reporting for the Fiscal Year Ended June 30, 2022. The city's Finance Department led by Finance Director Robin Gazaway was also given an Award of Financial Reporting Achievement.

Comprehensive Plan: Thus far we have had seven very successful Comprehensive Plan Meetings including two public hearings July 13th. We had our final stakeholder meeting on August 10th. Joe is finalizing the draft plan for your review, and we hope to have it to the City Council in September. Thus far we have received 439 surveys. For current feedback results please use this link: <https://www.surveymonkey.com/results/SM-LC6NHP2X8/>

Downtown Strategic Plan: TSW and city staff will host a Strategic Plan Kick-off Meeting on September 7th at 530 PM. This will be a portion of the community visioning stage of strategic planning.

Grading Main Street Park Court Projects: The grading and gravel are complete and the court construction, weather permitting, will start the week of August 21st.

Point Broadband (NGN Fiber) Installation of fiber is underway across the city.

Sheriff's Office Deputy Program: With Deputy Jacob Champion's resignation, Jamie Grulla began his service with the city on August 9th. A 19-year veteran with both Dawson and Lumpkin counties, we are glad to have him join Cory Reemer equipping us with two officers.

Annual Hydrant Testing for ISO Fire Rating: Staff have completed the required annual testing of fire hydrants that determines the city's ISO rating for fire insurance. Members of our team would come in at 10 PM and work until 2 AM to test hydrants to have the least impact on our customers.

Impact Fees Study: After guidance from the City Council, staff have put together the impact fee review committee and they will have a meeting on August 30th.

Niche Columbarium: Delivered, installed and ready for business.

DCA Grant for Historic Survey for Certified Local Government: Great news – we received the \$6,000.00 grant to cover the cost of the required historical survey as the next step toward our CLG. We are working on an RFQ to select a company to carry out the survey.

Farmer's Market: The market continues to be very popular on Saturdays. They are opening on Wednesday from 3-5 PM as well.

August's Friday Night Food Truck Night: An excellent crowd, could be our largest ever, it featured live music, a water slide, Old Dad's Wings, Brookton Catfish School, Weet Cheeks BBQ, PattyKakes, Best Ice Cream on Wheels, and IGY6 Coffee. Our next event is September 8th.

Skate Park: Staff are planning and pricing relocating the skate park to a larger concrete pad inside the loop trail of Main Street Park behind the retirement home. The existing elements would be relocated there and more added. The existing skate pad would be converted to a rest room and a picnic shelter serving the pickleball court area.

Well #112 Drilling: Bob Atkins, our city geologist and Utility Director Barr have identified five potential sites that we are researching for land ownership, etc. Unfortunately, EPD, effective July 1st, no longer allows waivers for well sites within 100' of a stream.

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. The plans and design for the well are complete and the well drilling project should start in mid-May.

EWSA Service Delivery Area Agreement Implementation: Staff met with Brook Anderson of EWSA to begin discussion transition efforts for billing, etc.

Land Acquisition for Water Tower: Contract is signed, and we are awaiting title insurance.

Lead & Copper Pipe Grant: Staff identify pertinent areas and making changes as needed.

Wastewater Treatment Plant: Staff met with Turnipseed Engineering today and learned we are awaiting approval from the US Fish & Wildlife Service for their assessment of darters. Then, once approved, it 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.

Asset Management: We completed our asset management inventory utilizing Asset Panda with excellent results.

Safety Grant: We received safety grant awards from LGRMS totaling \$6,000.00 for use in FY24.

T-Mobile Hometown Grant Proposal: We submitted a grant that if received, would provide funding for capturing digital humanities in the form of oral histories representing our community to make cultural preservation accessible to the public in the forms of wayfinding, public art, and technology. Downtown Director Edmondson submitted this grant that had a June 30th deadline.

GDOT:

- **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 has 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. We await word.

Georgia Racing Hall OF Fame: The City Council approved the 2023 lease.

- Regarding the GA Fund One grant of \$500,000.00, we are awaiting receipt of engineered drawings the DHM before we can proceed.
- The front entrance doors will be paid for by the DHM with the city reimbursing. Per our attorney and auditor, they will present us with a paid invoice or cancelled check from which we will reimburse. The City Council approved a cost increase. GRHOF has taken no action for this project to date.
- The City Council approved the painting of the Winner's Circle, which was completed.

Rental Space – City Hall Complex:

- Granddaddy Mimms was selected as the distillery for the rental space. We are actively working on the design and plans for buildout as well as finalization of the lease. Staff and Mimms met with our engineer to finalize what is needed for construction so drawings can be completed and sent to the fire marshal.
- Restaurant property, our engineer is developing buildout plans for the space including the kitchen equipment and fire marshal needs. We met with one restaurant that is very interested in coming to our location.
- Patio: We have the second draft of drawings about the patio improvements that will bring a green, fresh look to this area.

Dawson County Hazard Mitigation Task Force: Last updated in 2018 with city participation, both the City Manager and the Public Works Director are serving on this working group to revise the plan for 2023.

Main Street Park Projects:

- **Playground:** The zip line and the mini merry-go-round are back in service. This equipment was damaged by adults using it despite our efforts to prevent such use.
- **Disc Golf:** We are evaluating additions to this course that would involve an agreement with the BOE for use of some of their property along Allan Street.
- **Basketball Court & Pickleball Courts:** Discussed above.
- **Shade:** Staff continue researching shade for various locations in the park and the dog park.
- **Skate Park Expansion:** Discussed above.
- **Small Bathroom between Shelter #3 and Skate Park/Court Area:** We are working identify a modular 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, like what we used at the tree lighting event. Since it is portable it can be set up and taken down in a few hours.
- **Dog Park:** Eagle Scout candidate Palmer Hartley has finished his project complete with obstacles for the dogs, signage, and an entry way. The sidewalk is complete as is the landscape work.
- **Bridge & Trail to Library:** Construction is complete.
- **Geocaching Site:** Geocaching is a sport that is growing in popularity. There has existed a cache at the GRHOF for years. We have been approached by a volunteer geocaching enthusiast that wants to install and will maintain three sites, one in Main Street Park, one at the Dog Park, and one at Wallace Park. Staff have met with her, and we are awaiting her official proposal.
- **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 PW Director met with GA Power representatives and an engineer from CEC to evaluate power needs for a Christmas tree walk within Main Street Park. While here, they also discussed power for concerts and stage needs, as well as power to shelters #1 and #3 in hopes of addressing all of these issues at the same time. Engineered drawings are being prepared for GA Power.

Downtown Update

- **Strategic plan:** We held our initial meeting with TSW and this project is off and running. The Downtown Director has been conducting stakeholder interviews and cataloging comments from online and logbooks.

Staff Update Several staff took some well-deserved time off this month. Three personnel were absent due to COVID for a short period. We held a monthly staff meeting. We lost one team member from the Utility Department.

Leak Adjustments: There were three leak adjustments this month totaling \$461.13. Thanks to our upgraded electronic water meter reading system, we were able to catch these leaks before the customer, water loss or water conservation were impacted to a great degree.

Calendar YTD \$2,496.94

CITY OF DAWSONVILLE, GEORGIA
GENERAL FUND
July 1, 2022 - June 30, 2023

100%

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	\$ 2,163,050	\$ 2,484,975	114.88%
Licenses and permits	91,900	106,100	115.45%
Intergovernmental revenues	6,000	-	0.00%
Fees	256,975	324,650	126.34%
Other	796,326	200,865	25.22%
	<u>3,314,251</u>	<u>3,116,590</u>	<u>94.04%</u>
EXPENDITURES			
Department:			
Council	134,400	131,084	97.53%
Mayor	22,860	16,338	71.47%
Elections	15,000	-	0.00%
Administration	1,769,862	1,505,790	85.08%
City Hall building	163,694	188,786	115.33%
Animal control	1,536	100	6.51%
Roads	584,363	660,898	113.10%
Parks	65,528	163,321	249.24%
Planning and zoning	440,008	452,186	102.77%
Economic development	117,000	12,000	10.26%
	<u>3,314,251</u>	<u>3,130,503</u>	<u>94.46%</u>
TOTAL REVENUES OVER EXPENDITURES		(13,913)	
Transfer in From Reserves		<u>13,913</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA
WATER, SEWER, AND GARBAGE FUND
July 1, 2022 - June 30, 2023

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 800,000	\$ 946,823	118.35%
Sewer fees	900,000	1,117,001	124.11%
Garbage fees	230,200	318,019	138.15%
Miscellaneous	357,683	306,212	85.61%
	<u>2,287,883</u>	<u>2,688,055</u>	<u>117.49%</u>
EXPENDITURES			
Depreciation	574,000	659,003	114.81%
Garbage service	230,200	237,595	103.21%
Group insurance	164,000	159,855	97.47%
Insurance	-	32,947	#DIV/0!
Interest	87,450	80,055	91.54%
Payroll taxes	31,000	27,961	90.20%
Professional	193,000	406,314	210.53%
Miscellaneous	149,311	166,261	111.35%
Repairs/supplies	229,000	316,163	138.06%
Retirement	24,000	25,303	105.43%
Salaries	355,672	377,464	106.13%
Technical services	77,000	92,818	120.54%
Utilities	173,250	160,954	92.90%
	<u>2,287,883</u>	<u>2,742,693</u>	<u>119.88%</u>
INCOME (LOSS)		<u><u>(54,638)</u></u>	

Did not include Gold Creek receivable: \$1,073,927

CITY OF DAWSONVILLE, GEORGIA

SPLOST VI

July 1, 2022 - June 30, 2023

SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	-	#DIV/0!
Interest	100	2,068	2068.00%
Other	42,900	-	0.00%
	<u>43,000</u>	<u>2,068</u>	<u>4.81%</u>
Total revenues			
	<u>43,000</u>	<u>2,068</u>	<u>4.81%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	-	#DIV/0!
Roads and sidewalks	-	-	#DIV/0!
Public works equipment - roads	-	128,442	0.00%
Sewer projects	-	-	0.00%
Public works equipment - sewer	34,000	-	0.00%
Water projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	9,000	9,000	100.00%
Parks and recreation	-	-	0.00%
	<u>43,000</u>	<u>137,442</u>	<u>319.63%</u>
Total expenditures			
	<u>43,000</u>	<u>137,442</u>	<u>319.63%</u>
TOTAL REVENUES OVER EXPENDITURES		(135,374)	
Transfer in From Reserves		<u>135,374</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA

SPLOST VII

July 1, 2022 - June 30, 2023

SPLOST VII

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	1,599,900	1,287,398	80.47%
Interest	100	32,665	32665.00%
Other	-	-	0.00%
	<u>1,600,000</u>	<u>1,320,063</u>	<u>82.50%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	9,525	#DIV/0!
Roads and sidewalks	-	-	#DIV/0!
Public works equipment - roads	-	-	0.00%
Land Acq. / Downtown	789,000	789,000	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects/Sewer Projects	677,000	-	0.00%
Public works equipment - water	34,000	-	0.00%
Farmers market	-	-	#DIV/0!
Parks and recreation	100,000	12,267	0.00%
	<u>1,600,000</u>	<u>810,792</u>	<u>50.67%</u>
TOTAL REVENUES OVER EXPENDITURES		509,271	
Transfer in From Reserves		<u>(509,271)</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	