

**AGENDA**  
**CITY COUNCIL WORK SESSION AND REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, November 18, 2019**  
**5:30 P.M.**

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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 November 4, 2019
  - b. Approve Mayor's Day Training
  - c. Approve Paving of Maple Heights Subdivision (Funding FY19-20 SPLOST VI)
  - d. Approve City Design Guidelines Agreement with GMRC
  - e. Approve FY 2018-2019 Audit
8. Employee Recognition

**PUBLIC HEARING**

9. ZA-C2000021: Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 and a portion of D04 021 located at 0 Hwy 53 East and consisting of 25.7 acres from CIR (Restricted Industrial) to R6 (Multi Family Residential) Hearing Date: Planning Commission – September 16, 2019 and City Council September 23, 2019. **Held over by Planning Commission until 11/12/2019.**
10. ZA-C2000022: Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 located at 00 Hwy 53 East and consisting of 1.00 acres from CIR (Restricted Industrial) to CBD (Central Business District) Hearing Date: Planning Commission – September 16, 2019 and City Council September 23, 2019. **Held over by Planning Commission until 11/12/2019.**

**WORK SESSION**

11. Amphitheater Presentation by Kimley Horn
12. 2020 Meetings Calendar

**BUSINESS**

13. An Ordinance Of The City Of Dawsonville To Provide A Method For Approving Training Opportunities For Members Of All Boards, Authorities, And Commissions; To Provide For The Payment Or Reimbursement Of Actual Expenses Incurred For Training Opportunities; To Provide For The Compensation Of Planning Commission Members At Commission Meetings, Training Opportunities, And Other Approved Meetings; And For Other Purposes. (First Reading: November 4, 2019; Second Reading and Adoption: November 18, 2019)

**STAFF REPORTS**

14. Bob Bolz, City Manager
15. Hayden Wiggins, Finance Administrator

**MAYOR AND COUNCIL REPORTS**

**EXECUTIVE SESSION IF NEEDED:** Pending or Potential Litigation, Real Estate Acquisition and/or Personnel

**ADJOURNMENT**

*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

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SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 11/18/2019

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PURPOSE FOR REQUEST:

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

- a. Approve Minutes
    - Regular Meeting held November 4, 2019
  - b. Approve Mayor's Day Training
  - c. Approve Paving of Maple Heights Subdivision  
(Funding FY19-20 SPLOST VI)
  - d. Approve City Design Guidelines Agreement with GMRC
  - e. Approve FY 2018-2019 Audit
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DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7a

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SUBJECT: APPROVE THE MINUTES

CITY COUNCIL MEETING DATE: 11/18/2019

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BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

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PURPOSE FOR REQUEST:

TO APPROVE THE MINUTES FROM:

- **REGULAR MEETING HELD NOVEMBER 4, 2019**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

**AMEND OR APPROVE AS PRESENTED**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Beverly Banister, City Clerk

**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, November 4, 2019**  
**5:30 P.M.**

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1. **CALL TO ORDER:** Mayor Mike Eason called the meeting to order at 5:30 pm.
2. **ROLL CALL:** Present were Councilmember Jason Power, Councilmember Mark French, Councilmember Stephen Tolson, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Deputy City Clerk Tracy Smith, Public Works Director Trampas Hansard, Planning Director Robbie Irvin, Finance Administrator Hayden Wiggins and Human Resource Manager Donna Blanton. Councilmember Caleb Phillips was absent.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember Mark French.
4. **ANNOUNCEMENTS:** Mayor Eason announced the Veteran's Day parade will take place downtown on November 11<sup>th</sup> at 3:30 pm and the Annual Christmas Tree Parade and Lighting will be held on December 7<sup>th</sup> starting at 5:00 pm.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. French; second by J. Power. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** No comments from the public.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a) made by J. Power; second by S. Tolson. Vote carried unanimously in favor.
  - a. Approve Minutes
    - Work Session and Regular Meeting held October 21, 2019
8. **2020 LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG):** Trampas Hansard and David McKee spoke regarding the paving of Perimeter Road as a joint project with the County. The project will be done by Dawson County and the City will pay for their portion of 4,150 feet and the County will pay for their 5,639 feet of Perimeter Road. The project is slated to start in June of 2020.

Motion to approve the 2020 LMIG application and grant for \$31,273.03 and the 30% match of \$9,381.91 to be paid out of the FY 2020 roads budget to pave the City's portion of Perimeter Road and to reallocate the 2019 LMIG funds to combine with the 2020 LMIG funds for the Perimeter Road paving project made by M. French; second by J. Power. Vote carried unanimously in favor.
9. **COMMISSION APPOINTMENTS:** Motion to appoint Sarah Carte to the Historic Preservation Commission to fill the unexpired term of Brian Bliss through 12/01/2020 made by M. French; second by S. Tolson. Vote carried unanimously in favor.
10. **AUDIT PRESENTATION FY 2018-2019:** Bryan St. Pierre, CPA from Alexander, Almand & Bangs, presented the audit report of the City's financial statements of the governmental activities for the fiscal year July 1, 2018 through June 30, 2019. He stated there is a clean opinion of the financial statements with no findings or material weaknesses found.
11. **2020 MEETINGS CALENDAR:** Mayor Eason presented and discussed the 2020 meetings calendar for consideration; he asked if everyone would consider the calendar and send over any suggestions for further review at the next meeting.
12. An Ordinance Of The City Of Dawsonville To Provide A Method For Approving Training Opportunities For Members Of All Boards, Authorities, And Commissions; To Provide For The Payment Or Reimbursement Of Actual Expenses Incurred For Training Opportunities; To Provide For The Compensation Of Planning Commission Members At Commission Meetings, Training Opportunities, And Other Approved Meetings; And For Other Purposes. (First Reading: November 4, 2019; Second Reading and Adoption: November 18, 2019)

Attorney Tallant read the first reading of the ordinance amendment. A short discussion occurred regarding the amendment. Second reading and adoption will be at the November 18, 2019 meeting.

**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, November 4, 2019**  
**5:30 P.M.**

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**ADJOURNMENT:**

At 6:04 p.m. a motion to adjourn the meeting was made by J. Power; second by S. Tolson. Vote carried unanimously in favor.

*Minutes approved at the November 18, 2019 meeting:*

By: CITY OF DAWSONVILLE

\_\_\_\_\_  
Mike Eason, Mayor

\_\_\_\_\_  
Caleb Phillips, Councilmember Post 1

\_\_\_\_\_  
Stephen Tolson, Councilmember Post 2

\_\_\_\_\_  
Jason Power, Councilmember Post 3

\_\_\_\_\_  
Mark French, Councilmember Post 4

Attested: \_\_\_\_\_  
Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7b

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SUBJECT: APPROVE MAYOR'S DAY TRAINING

CITY COUNCIL MEETING DATE: 11/18/2019

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from:  Annual Budget \_\_\_\_\_ Capital Budget \_\_\_\_\_ Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST:

TO APPROVE MAYOR'S DAY CONFERENCE FROM 01/24 – 01/27/2020 TO INCLUDE REGISTRATION, TRAINING, LODGING, PER DIEM AND MILEAGE. APPROXIMATE TOTAL IS \$1,780.15 TO BE PAID OUT OF FY 2020 GENERAL FUND BUDGET.

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

**APPROVE, AMEND, DENY OR TABLE**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Beverly Banister, City Clerk

# SCHEDULE



## Cities United Summit Schedule:

To accommodate membership needs for training classes, class offerings have been expanded on Friday, January 24.

### Friday, January 24

- 🕒 9:30 am – 4:30 pm : Municipal Training Institute classes (6-hour classes)
- 🕒 9:30 am – 12:30 pm : Municipal Training Institute classes (3-hour classes)
- 🕒 2:00 pm – 5:00 pm : Municipal Training Institute classes (3-hour classes)
- 🕒 5:15 pm – 6:15 pm : Municipal Training Board Meeting

### Saturday, January 25

- 🕒 8:30 am – 3:30 pm : Municipal Training Institute classes (6-hour classes)
- 🕒 3:45 pm – 5:30 pm : GMA Board of Directors Meeting

### Sunday, January 26

- 🕒 7:30 am – 8:00 am : Devotional service
- 🕒 8:00 am – 9:00 am : Federal Policy Council Meeting
- 🕒 8:00 am – 9:00 am : Orientation for First-Time Attendees
- 🕒 9:15 am – 10:30 am : Policy Committee Meetings
- 🕒 10:45 am – 12:00 pm : Policy Committee Meetings
- 🕒 12:15 pm – 2:15 pm : Awards Luncheon
- 🕒 2:45 pm – 4:00 pm : Policy Committee Meetings
- 🕒 4:15 pm – 5:00 pm : Legislative Policy Council Meeting
- 🕒 4:15 pm – 5:00 pm : Census Meeting
- 🕒 5:00 pm – 6:00 pm : Networking Reception

### Monday, January 27

- 🕒 7:30 am – 8:15 am : Buffet Breakfast
- 🕒 8:15 am – 9:30 am : Capitol Connection Legislative Networking Breakfast Program

**Speakers:** Governor Brian Kemp **(invited)**  
Lt. Governor Geoff Duncan **(invited)**  
Speaker David Ralston **(confirmed)**

- 🕒 9:30 am – 12:00 pm : Cities United Day at the Capitol

**Cities United Summit full registration includes all Sunday and Monday events**  
(training courses on Friday and Saturday require a separate registration fee)





# 2020 CITIES UNITED SUMMIT AND MUNICIPAL TRAINING INSTITUTE

Georgia Municipal Association, PO Box 105377, Atlanta, GA 30348

Online registration available at

[www.gacities.com](http://www.gacities.com)

## REGISTRATION FORM

Full Name

Mike Eason

Preferred name for badge

Title (including certifications)

City or Organization

Street Address/City/State/Zip

Spouse name (if spouse is registering)

**Cities United Summit Registration - includes all Sunday and Monday events (training courses require a separate registration fee)**

City Officials/All City Employees

Early Registration By December 6	Late Registration After December 6	Onsite Registration After December 23
<input checked="" type="checkbox"/> \$350	<input type="checkbox"/> \$375	<input type="checkbox"/> \$395
<input type="checkbox"/> \$125	<input type="checkbox"/> \$140	<input type="checkbox"/> \$155
<input type="checkbox"/> \$375	<input type="checkbox"/> \$400	<input type="checkbox"/> \$415
<input type="checkbox"/> \$550	<input type="checkbox"/> \$575	<input type="checkbox"/> \$595

Spouses/Guests of Registered Guests

Business Alliance Program Members

Non-Members (all others)

First-time attendee

Monday Morning Capitol Connection Breakfast at Georgia Freight Depot

(ticket is included in full registration and spouse registration, but please confirm attendance)

**Municipal Training Institute (You may register for training only)  
Friday, January 24 (each course is from 9:30 am - 4:30 pm and provides 6 hours of training credit - Lunch is included)**

Conflict Resolution\*

Economic Development\*

Governing the Commons: Collective Decision

Making in Complex Systems\*\*\*

Early Registration By December 6	Late Registration After December 6	Onsite Registration After December 23
<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
<input checked="" type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295

**Friday, January 24 (each course is 9:30 am - 12:30 pm and provides 3 hours of training credit - Lunch is NOT included)**

Beyond the Beltway: Influencing Federal Policy Through Grassroots Engagement

Economics of Education

Current Issues: Understanding, Funding and Fighting The New Face of Homelessness in Georgia

Public Policy Development and Implementation\*

Early Registration By December 6	Late Registration After December 6	Onsite Registration After December 23
<input type="checkbox"/> \$160	<input type="checkbox"/> \$170	<input type="checkbox"/> \$180
<input type="checkbox"/> \$160	<input type="checkbox"/> \$170	<input type="checkbox"/> \$180
<input type="checkbox"/> \$160	<input type="checkbox"/> \$170	<input type="checkbox"/> \$180
<input type="checkbox"/> \$160	<input type="checkbox"/> \$170	<input type="checkbox"/> \$180

**Friday, January 24 (each course is 2:00 pm - 5:00 pm and provides 3 hours of training credit - Lunch is NOT included)**

NEW • Funding and Programming New Transportation Projects in Your Community

Municipal Courts Post-Ferguson I: Promoting Justice, Protecting City Assets\*

Early Registration By December 6	Late Registration After December 6	Onsite Registration After December 23
<input type="checkbox"/> \$160	<input type="checkbox"/> \$170	<input type="checkbox"/> \$180
<input type="checkbox"/> \$160	<input type="checkbox"/> \$170	<input type="checkbox"/> \$180





# 2020 CITIES UNITED SUMMIT AND MUNICIPAL TRAINING INSTITUTE

Georgia Municipal Association, PO Box 105377, Atlanta, GA 30348  
Online registration available at  
www.gacities.com

## REGISTRATION FORM

	Early Registration By December 6	Late Registration After December 6	Onsite Registration After December 23
Practices for Successful Meetings*	<input type="checkbox"/> \$160	<input type="checkbox"/> \$170	<input type="checkbox"/> \$180
Public Works*	<input type="checkbox"/> \$160	<input type="checkbox"/> \$170	<input type="checkbox"/> \$180
<b>Saturday, January 25 (each course is 8:30 am - 3:30 pm and provides 6 hours of training credit - Lunch is included)</b>			
	Early Registration By December 6	Late Registration After December 6	Onsite Registration After December 23
Building a Hometown Connection: GMA Lobbying 101	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
Current Issues: Workforce Development	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
Downtown Development Authority Basic Training (4:30pm)	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
Emergency Management*	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
Ethics*	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
How Shall We Live? Practical Ethics for Public Life***	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
Human Resources*	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
Making Citizen Engagement Work in Our Communities*	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
Money, Money, Money ... Money! Funding City Projects and Programs Through Grants and Loans	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
Municipal Law*	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
NEW • Municipal Long-Term Budgeting	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
Revitalizing Neighborhoods - Tools for Local Officials	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
Water Management - An Introduction for Local Governments	<input checked="" type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295
**CLERK'S COURSE: Athenian Leadership Dialogue: Hidden Figures	<input type="checkbox"/> \$275	<input type="checkbox"/> \$285	<input type="checkbox"/> \$295

TOTAL		
Early Registration: \$	900.00	Late Registration: \$
		Onsite Registration: \$

**Classes with an \***  
are on the "required" list for the Harold F. Holtz Municipal Training Certificate Program.

**Class with an \*\***  
is a Clerk's Course and not a part of the Harold F. Holtz Municipal Training Certificate Program.

**Classes with an \*\*\***  
are part of the Advanced Leadership Track and are needed to complete the Certificate of Dedication. Completion of the Certificate of Achievement is a pre-requisite for the Advanced Leadership classes.

Conf.#  
3160048681  
hotel

Check here if you need special assistance. We will contact you.  
Check Enclosed (to GMA)  Visa  MC  AMEX  
Card #: \_\_\_\_\_  
Exp. Date: \_\_\_\_\_ CVV: \_\_\_\_\_  
Signature: \_\_\_\_\_

GMA has reserved a block of rooms at the Atlanta Hilton and Towers at a room rate of \$161 (other room types are available for additional costs). For reservations, please call 404-659-2000 and ask for the GMA rate of \$161. To get the GMA rate, all reservations MUST be made by Monday, December 23. You may also register and make your hotel reservation online at www.gacities.com

rate  
\$ 171.



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7c

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SUBJECT: APPROVE PAVING OF MAPLE HEIGHTS SUBDIVISION

CITY COUNCIL MEETING DATE: 11/18/2019

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other SPLOST VI

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST:

TO APPROVE THE PROJECT TO PAVE THE MAPLE HEIGHTS SUBDIVISION IN THE AMOUNT OF \$153,251.00 TO BE PAID OUT OF THE FY19-20 SPLOST VI BUDGET

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HISTORY/ FACTS / ISSUES:

- QUOTE OBTAINED FROM JOHNSON PAVING, LLC AS PER OUR ANNUAL ASPHALT CONTRACT
- ONCE APPROVED, PROJECT SHOULD START WITHIN TWO WEEKS, WEATHER PERMITTING

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OPTIONS:

APPROVE, AMEND, DENY OR TABLE

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Trampas Hansard, Public Works Director





**QUOTE**

**QUOTE NO**  
5840

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

VALID THRU	JOB SITE	DATE
12/3/2019	Dawsonville/2019	11/4/2019

DESCRIPTION	UNIT PRICE	EXTENDED
***Maple Heights***	0.00	0.00
Milling at 2" depth, includes disposal of removed material (7,065 square yards)	8.50	60,052.50
Deep patch in severely failed areas (90 tons 9.5mm)	93.25	8,392.50
500 gallons CRS-2H tack coat	4.00	2,000.00
Install 2-2.25" 9.5mm asphalt after milling (888 tons)	93.25	82,806.00

**TOTAL QUOTED PRICE: 153,251.00**

\* means item is non-taxable



**QUOTE**

**QUOTE NO**  
5840

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

VALID THRU	JOB SITE	DATE
12/3/2019	Dawsonville/2019	11/4/2019

**The Following Notes Apply:**

1. No erosion control costs are included.
2. No materials field testing costs are included.
3. No costs are included for the removal and replacement of any unsuitable or unstable soil materials if possibly encountered within the existing sub-grade area.
4. Johnson Paving, LLC assumes no responsibility for any possible settlement that may occur due to unsuitable or unstable subgrade or base material.
5. No costs are included for any pavement edge or curb backfill and/or landscaping.
6. Final billing quantities will be calculated by the completed project measurements.
7. Asphaltic Concrete unit prices are as per current material quotation unit prices and are subject to possible change. Any possible increases would be due primarily to the continued volatility and the rising costs of asphalt bitumen and fuel used in the manufacture of all asphalt products.
8. All quantities quoted are based on averages. Asphalt thickness may vary throughout the project.

We propose to furnish all materials, labor and equipment in complete accordance with the above specifications and payment is to be made as invoiced. Please sign, date, and return within 30 days if the above bid is acceptable. We appreciate the opportunity to furnish this bid to you and look forward to a continued business relationship.

Yours truly,

JOHNSON PAVING, LLC

Earl W. Johnson

DATE OF ACCEPTANCE

PRINTED NAME

AUTHORIZED SIGNATURE



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7d

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SUBJECT: APPROVE CITY DESIGN GUIDELINES AGREEMENT WITH GMRC

CITY COUNCIL MEETING DATE: 11/18/2019

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from:  Annual Budget \_\_\_\_\_ Capital Budget \_\_\_\_\_ Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST:

**TO APPROVE THE DESIGN GUIDELINES AGREEMENT WITH GMRC IN THE AMOUNT OF \$1,000 TO BE PAID OUT OF THE FY 2020 BUDGET.**

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HISTORY/ FACTS / ISSUES:

- **DEVELOPED BY GMRC**
  - **APPROVED BY LEGAL**
- 

OPTIONS:

**APPROVE, AMEND, DENY OR TABLE**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Robbie Irvin, Planning Director



**PARTIES:** Georgia Mountains Regional Commission;  
City of Dawsonville

**SUBJECT:** Design Guidelines

**TERM:** December 1, 2019 to May 1, 2020

1. Term of Agreement. The term of this Agreement shall be from December 1, 2019 to May 1, 2020.
2. Description of Services. The Commission shall provide the following Planning Services to the City of Dawsonville:

Design Guidelines

- GMRC facilitating monthly stakeholder meetings over a 6 (or extended 9 month time period if longer is determined necessary during the course of the project).
- Convening public meetings every other month as needed at individual stakeholder groups such as HOA, Chamber, HPC, individual business groups, etc. or as a larger group.
- Distributing a public electronic survey through Survey Monkey to gauge what the public desires throughout the city.
- Writing the guidelines document with a focus on the city as a whole and specific target areas based on meeting findings and recommendations found that are considered best practices in such documents such as the Dawsonville Comprehensive Plan, Dawsonville Design Guidelines, Toccoa Design Guidelines, Dahlonega Design Guidelines, Clayton Streetscape Plan, Complete Streets Policy, Form Based Codes Guidelines and other documents discussed/reviewed during the project.
- Producing GIS maps based on the above information and focus areas.
- Providing hard copies and electronic copies of the documents and maps upon project completion.
- Final presentation of material developed to city council if desired.





3. Deliverables. The Commission shall provide the following to the City for their use and review upon completion.

- Paper and electronic PDF format report.
- Photographs of identified areas of significance in the report.
- GIS map of city and identified features/areas integral to the success of the guidelines.

4. Compensation. The City shall pay to the Commission a total of One Thousand Dollars (\$1,000) for the above-mentioned services and products. This shall be paid in two installments; First installment of Five Hundred Dollars (\$500) will be due upon start date of the contract, the second installment of Five Hundred Dollars (\$500) will be due upon completion of project and deliverables. The City will be invoiced by the Commission for compensation.



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7e

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SUBJECT: APPROVE FY 2018-2019 AUDIT

CITY COUNCIL MEETING DATE: 11/18/2019

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BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

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PURPOSE FOR REQUEST:

**TO APPROVE THE FINANCIAL AUDIT FOR FY 2018-2019 AS PRESENTED ON 11/04/2018**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Hayden Wiggins, Finance Administrator



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 8

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SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 11/18/2019

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST:

**TO RECOGNIZE AND PRESENT THE OCTOBER EMPLOYEE OF THE MONTH AND NOVEMBER SERVICE AWARDS**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Bob Bolz, City Manager



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 9

SUBJECT: ZA-C2000021 Fall Leaf LLC

DATE(s): 09-23-2019 CITY COUNCIL MEETING 1      11-18-2019 CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget    \_\_\_\_\_ Capital Budget    Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund    \_\_\_\_\_ General Fund

## PURPOSE FOR REQUEST:

Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 and a portion of D04 021 located at 0 Hwy 53 East and consisting of 25.7 acres from CIR (Restricted Industrial) to R6 (Multi Family Residential) Hearing Date: Planning Commission – September 16, 2019 and City Council September 23, 2019. Tabled until November 12, 2019.

## HISTORY/ FACTS / ISSUES

Current Zoning CIR vacant  
Proposed multi-family development with a 1-acre commercial parcel  
Proposed open space to be 12.83 of 25.7 acres

Planning Commission continued public hearings due to DRI requirement

PC voted to deny this requested zoning amendment due to inconsistency with the comprehensive plan and traffic concerns

## OPTIONS:

## RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Development

REQUESTED BY: R. Irvin



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM #

SUBJECT: ZA-C2000021 Zoning Amendment Request Fall Leaf Residential

LOCATION: 0 Hwy 53 East TMP D04 013 & D04 021

HEARD BY PLANNING COMMISSION ON: 11/12/2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 11/18/2019 WORK SESSION / / CITY COUNCIL MEETING

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 and a portion of D04 021 located at 0 Hwy 53 East and consisting of 25.7 acres from CIR (Restricted Industrial) to R6 (Multi Family Residential)

DRI review returned no regional impact but concerns raised regarding traffic

PC also raised traffic concerns

ACTION TAKEN: [ ] APPROVE [ ] DENY

REASON FOR DENIAL: Project is inconsistent with the Comprehensive Plan, Traffic Concerns

STIPULATIONS:

[ ] OR SEE MINUTES

None

PLANNING DIRECTOR:

[Handwritten signature]

DATE:

11-13-19

PC CHAIR OR DESIGNEE:

DATE:



November 6, 2019

To: Mr. Troy Lindsey, Chair  
& City of Dawsonville Planning Commission

RE: Staff Report; ZA-C2000021, VAR-C2000021 and ZA-C2000022

Mr. Lindsey and Commission,

- Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 and a portion of D04 021 located at 0 Hwy 53 East and consisting of 25.7 acres from CIR (Restricted Industrial) to R6 (Multi Family Residential) for the purpose of construction of a townhome development.
- In addition to the requested zoning amendment the applicant is requesting a variance for the reduction of the minimum lot widths from 28 feet to 20 feet for a portion of TMP D04 013 and a portion of D04 021.
- Fall Leaf Residential LLC has also requested a zoning amendment for a portion of TMP D04 013 located at 00 Hwy 53 East and consisting of 1.00 acres from CIR (Restricted Industrial) to CBD (Central Business District) in order to construct a small commercial development.

Conditions are as follows:

- Said property is currently zoned CIR and is vacant.
- The proposed multi-family development is proposed to access off of Hwy 53 with an emergency access off of Hwy 9 and would consist of 150 homes.
- The property is boarded by both commercial and residential zonings.
- The property use is not consistent with the city of Dawsonville Comprehensive plan.
- Issues involving traffic at the intersection with Hwy 53 are of concern and must be addressed with city staff and the Georgia Department of Transportation.
- The proposed project requires a Development of Regional Impact (DRI) review by the Georgia Mountains Regional Commission (GMRC).
- GMRC review report is scheduled to be completed and delivered to city staff on Monday November 11<sup>th</sup>.



This office would recommend the following stipulations if approved:

- Any Proposed lighting other than ornamental shall be full cutoff, downlit only and shall be placed to avoid light spillage onto neighboring properties.
- The commercial development shall incorporate at least 50% brick or stone into all facades visible from a public roadway.
- Townhome front facades shall be of Hardieplank or some like material and should incorporate some brick or stone accents

It is the final recommendation of this office that this matter be tabled until the next available Planning Commission meeting so that the DRI review report can be properly reviewed.

Sincerely,



RJ. Irvin, Planning Director

Cc: Nalita Copeland, Zoning Administrator  
Bob Bolz, City Manager  
M/CC



FALL LEAF RESIDENTIAL, LLC  
6435 Shiloh Rd - Ste 100  
Alpharetta, GA 30005

Mayor and City Council  
Planning Commission  
Dawsonville, Georgia

Re: Rezoning 25.7 Acres, Georgia Highway 53

Please accept this letter outlining our plans for a 25.7 acre tract of land fronting on the west side of Georgia Highway 53, the property also has frontage on the east side of Georgia Highway 9. This property is currently zoned CIR, Restricted Industrial Commercial.

We are requesting rezoning to R-6 to allow the development of a townhouse development. The site plan we have submitted shows 150 homes with 40% open space. We also will have a small 1 acre commercial parcel on Highway 53 that is covered in a separate rezoning application.

We have 2 entrances, the main entrance will be on Highway 53 with a secondary entrance on Highway 9. We met with your planning staff and the city fire marshal and they suggested that both entrances be gated to prevent vehicles from cutting through the site from Highway 53 to Highway 9 and we have agreed to make that a zoning stipulation. We also agreed to install sprinklers in each unit and in the attic of each unit in addition to the fire retardant materials that would normally be installed to provide a two hour firewall between individual townhouse units to comply with Section 1405, paragraph 2 of the zoning ordinance. We believe a townhouse development on this property is a much better use for this site than the present industrial zoning would allow. The residents will be within walking distance of the new Town Center improvements and commercial uses just across Highway 53 which will provide a nice amenity for residents of this development.

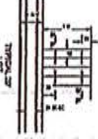
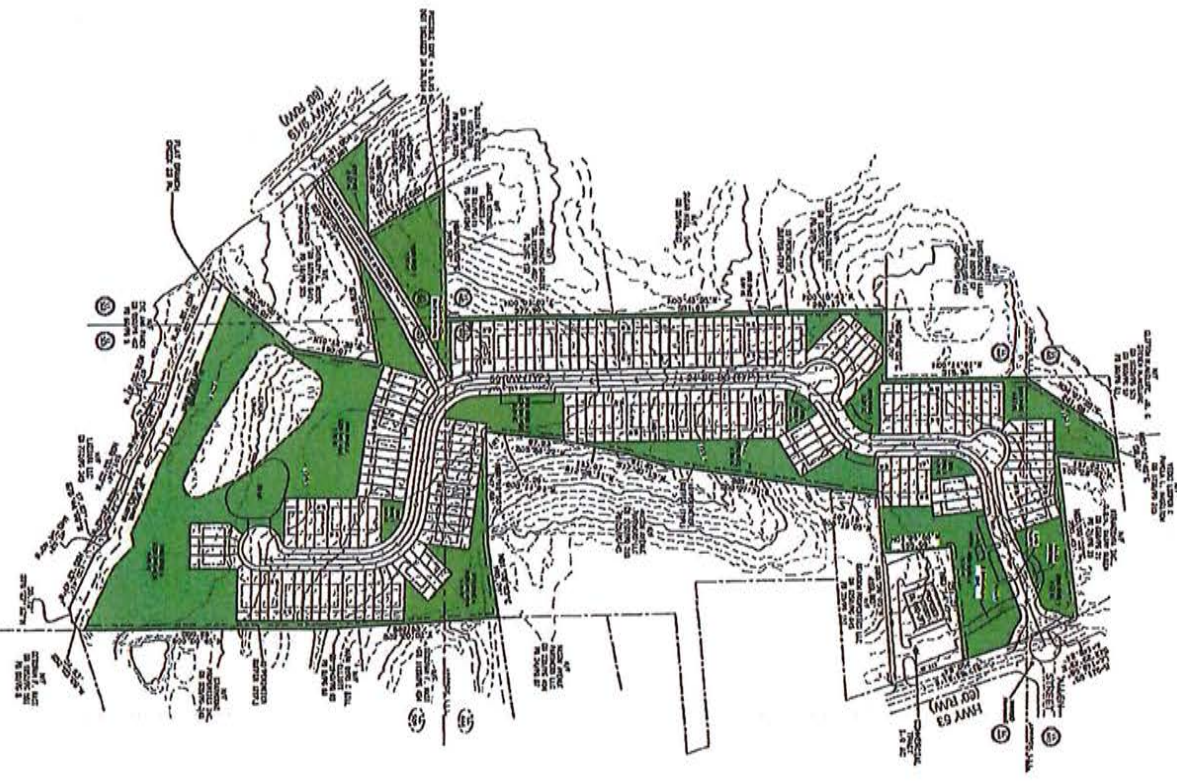
There is a great need for the type housing we are proposing, especially to provide housing for our teachers, firemen, policemen and service industry people providing a residential use so close to the City Center and that this development will be an asset to the city and respectfully request that the Planning Commission and City Council approve this rezoning application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Norman White".

Norman White  
Fall Leaf Residential, LLC





North Arrow

GRAPHIC SCALE  
 1" = 100' ±

PREPARED BY  
 W & B ENGINEERS, INC.  
 1111 WEST 17TH STREET  
 DAWSONVILLE, GEORGIA 30701  
 (706) 271-1111

PROPERTY OWNER

OWNER	DAWSONVILLE DEVELOPMENT, INC.
ADDRESS	1111 WEST 17TH STREET, DAWSONVILLE, GA 30701
PHONE	(706) 271-1111
DATE	10/15/2011

OWNER'S REPRESENTATIVE

NAME	DAWSONVILLE DEVELOPMENT, INC.
ADDRESS	1111 WEST 17TH STREET, DAWSONVILLE, GA 30701
PHONE	(706) 271-1111

PREPARED BY

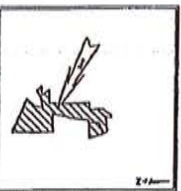
NAME	W & B ENGINEERS, INC.
ADDRESS	1111 WEST 17TH STREET, DAWSONVILLE, GA 30701
PHONE	(706) 271-1111

DATE

DATE	10/15/2011
------	------------

PROJECT NAME

PROJECT NAME	PRELIMINARY PLAT FOR HWY 9/HWY 53 TRACT
--------------	---



DATE	10/15/2011
BY	J. H. BROWN
CHECKED BY	J. H. BROWN
SCALE	1" = 100' ±
PROJECT	PRELIMINARY PLAT FOR HWY 9/HWY 53 TRACT
OWNER	DAWSONVILLE DEVELOPMENT, INC.
ADDRESS	1111 WEST 17TH STREET, DAWSONVILLE, GA 30701
PHONE	(706) 271-1111
DATE	10/15/2011



W & B ENGINEERS, INC.  
 1111 WEST 17TH STREET  
 DAWSONVILLE, GEORGIA 30701  
 (706) 271-1111

**PRELIMINARY PLAT**  
 FOR  
**HWY 9/HWY 53**  
**TRACT**  
 LAND LOTS 441, 444, 600 & 609 - 4TH DISTRICT - 18T SECTION  
 CITY OF DAWSONVILLE  
 DAWSON COUNTY, GEORGIA





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

**Zoning Amendment Application**

Request # ZA-C2000021  Condition/Stipulation Change

Original ZA # \_\_\_\_\_

Applicant Name(s): FALL LEAF RESIDENTIAL  
 Address: 3280 Pointe Pkwy S 2300 City: NORCROSS Zip: 30092  
 Phone: 404 502 3305 Cell Phone: 404 502 3305  
 Signature(s) [Signature] Date 6-29-19

Property Address: 0 Highway 53 East  
 Directions to Property from City Hall: Directly across Hwy 53 adjacent Dairy Queen  
 Tax Map # \_\_\_\_\_ portion of Parcel # (D04013) and D04021 Current Zoning: C1A  
 Land Lot(s): 441, 444, 508, 509 District: 4th Section: 1E  
 Subdivision Name: N/A Lot # \_\_\_\_\_  
 Acres: 25.7 Current Use of Property: Vacant  
 Has a past Request of Rezone of this property been made before? No If yes, provide ZA # \_\_\_\_\_

**The applicant request:**

Rezoning to zoning category: B6 Special Use permit for: \_\_\_\_\_  
 Proposed use of property if rezoned is: Townhome Development  
 If Residential: # of lots proposed 150 Minimum lot size proposed 2,000 (Include Conceptual Plan)  
 Is an Amenity area proposed Yes, if yes, what Tot lot  
 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: Highway 53 and Hwy 9 Type of Surface: Paved

- ◆ 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] Date 6-29-19  
 Signature of Applicant

<b>Office Use Only:</b>	
Date Completed Application Rec'd <u>8/19/19</u>	Amount Paid \$ <u>1250 + Certified Fees</u> Check # <u>1939</u> /Cash
Date of Planning Commission Meeting: <u>9/16/19</u>	Dates Advertised: <u>8/23/19</u>
Date of City Council Meeting: <u>9/23/19</u>	Dates Advertised: <u>8/23/19</u>
Postponed: YES NO Date: _____	Rescheduled for next Meeting: _____
Approved by Planning Commission: YES NO	Approved by City Council: YES NO





City of Dawsonville  
 P.O. Box 6  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

**Zoning Amendment  
 Authorization**

Property Owner Authorization

I/We Jenkins Family Enterprises L.P. hereby swear that I/ we own the property located at (fill in address and/or tax map & parcel #) Highway 53 East  
D04 013 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this 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.

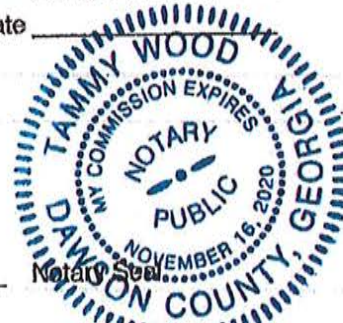
Printed Name of Applicant or Agent Fall Leaf Residential LLC  
 Signature of Applicant or Agent [Signature] Date 5-29-19  
 Mailing Address 3260 Pointe Pkwy SUITE 2300  
 City NONCROSS State GA Zip 30092  
 Telephone Number 404 502 3305

Printed Name of Owner(s) Jenkins Family Enterprises L.P.  
 Signature of Owner(s) [Signature] Date 5-29-19  
 Date \_\_\_\_\_

Sworn to and subscribed before me  
 this 29 day of May 2019

[Signature]  
 Notary Public, State of Georgia

My Commission Expires: 11/16/20



(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 tenancy the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

	<p align="center"><b>City of Dawsonville</b>  P.O. Box 6  415 Highway 53 East, Suite 100  Dawsonville, GA 30534  Phone: (706) 265-3256</p>	<p align="center"><b>Zoning Amendment  Authorization</b></p>
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Property Owner Authorization

I/We DEBORAH MAST hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Highway 53 East D04 021 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this 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 FALL LEAF RESIDENTIAL LLC  
Signature of Applicant or Agent [Signature] Date 5/14/19  
Mailing Address 3280 Pointe Drwy Suite 2300  
City Norcross State GA Zip 30092  
Telephone Number 404 502 3305

Printed Name of Owner(s) DEBORAH MAST  
Signature of Owner(s) [Signature] Date 5/14/19  
Date \_\_\_\_\_

Sworn to and subscribed before me  
this 14<sup>th</sup> day of MAY 2019.  
Pamela H. Ashton  
Notary Public, State of Georgia



My Commission Expires: \_\_\_\_\_ Notary Seal

(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 identify as applicant or owner and have the additional sheet notarized also.)



	<p align="center"><b>City of Dawsonville</b>  P.O. Box 6  415 Highway 53 East, Suite 100  Dawsonville, GA 30534  Phone: (706) 265-3256</p>	<p align="center"><b>Zoning Amendment  Authorization</b></p>
---	--	--

Property Owner Authorization

I/We GEORGE FREISEM hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Highway 53 East  
D 04 021 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

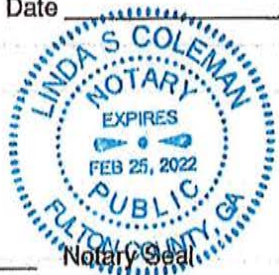
I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. 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 Fall Leaf Residential LLC  
Signature of Applicant or Agent [Signature] Date 5-17-19  
Mailing Address 3280 Pointe PKWY SUITE 2300  
City NORCROSS State GA Zip 30092  
Telephone Number 404 502 3305

Printed Name of Owner(s) GEORGE FREISEM  
Signature of Owner(s) [Signature] Date 5/17/19  
Date \_\_\_\_\_

Sworn to and subscribed before me  
this 17th day of May 2019.

[Signature]  
Notary Public, State of Georgia



My Commission Expires: 02/25/2022

(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 identify as applicant or owner and have the additional sheet notarized also.)

	<p align="center"><b>City of Dawsonville</b>  P.O. Box 6  415 Highway 53 East, Suite 100  Dawsonville, GA 30534  Phone: (706) 265-3256</p>	<p align="center"><b>Zoning Amendment  Campaign Disclosure</b></p>
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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:

N/A

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

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*[Signature]*  
Signature of Applicant / Representative of Applicant

6-29-19  
Date

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





**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534

ATTN: Beverly Banister, City Clerk  
 (706)265-3256

<b>INVOICE #</b>
12000136

INVOICE DATE: 08/20/19  
 DUE DATE: 09/19/19

ACCOUNT ID: P-000452 PIN: 512560  
 FALL LEAF RESIDENTIAL LLC  
 6435 SHILOH ROAD STE 100  
 ALPHARETTA GA, 30005

PERMIT INFORMATION  
 PERMIT NO: C2000021  
 LOCATION: 0 HIGHWAY 53 EAST  
 OWNER: FALL LEAF RESIDENTIAL LLC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2000021		
1.0000	P-0149	Zoning Request to R6 Permit No: C2000021	350.000000	350.00
25.0000/ACR	P-0163	ZONING REQUEST TO R-6 PER ACRE Permit No: C2000021	50.000000	1,250.00
1.0000	P-0153	VARIANCE Permit No: C2000021	300.000000	300.00
21.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C2000021	6.800000	142.80
			TOTAL DUE:	\$ 2,042.80
Prn Payment: 08/20/19 CK 1939				-2,042.80
			BALANCE:	\$ 0.00

-----  
 PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Dawsonville  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534

INVOICE #: 12000136  
 DESCRIPTION: Permit No: C2000021  
 ACCOUNT ID: P-000452 PIN: 512560  
 DUE DATE: 09/19/19  
 TOTAL DUE: \$ 0.00

FALL LEAF RESIDENTIAL LLC  
 6435 SHILOH ROAD STE 100  
 ALPHARETTA GA, 30005





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 10

---

SUBJECT: ZA-C2000022 Fall Leaf LLC

DATE(s): 09-23-2019 CITY COUNCIL MEETING 1      11-18-2019 CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget    \_\_\_\_\_ Capital Budget    Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund    \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 located at 00 Hwy 53 East and consisting of 1.00 acres from CIR (Restricted Industrial) to CBD (Central Business District) Hearing Date: Planning Commission – September 16, 2019 and City Council September 23, 2019. Tabled until November 12, 2019.

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HISTORY/ FACTS / ISSUES

Current Zoning CIR vacant

Proposed multi-family development with a 1-acre commercial parcel

Proposed open space to be 12.83 of 25.7 acres

Planning Commission continued public hearings due to DRI requirement

PC voted to approve

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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DEPARTMENT: Planning and Development

REQUESTED BY: R. Irvin



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM #

SUBJECT: ZA-C2000022 Zoning Amendment Request Fall Leaf Residential

LOCATION: 0 Hwy 53 East TMP D04 013

HEARD BY PLANNING COMMISSION ON: 11 / 12 / 2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 11 / 18 / 2019 WORK SESSION / / CITY COUNCIL MEETING

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 located at 00 Hwy 53 East and consisting of 1.00 acres from CIR (Restricted Industrial) to CBD (Central Business District)

DRI review returned no regional impact but concerns raised regarding traffic

PC also raised traffic concerns

ACTION TAKEN: [X] APPROVE [ ] DENY

REASON FOR DENIAL:

STIPULATIONS:

[ ] OR SEE MINUTES

None

PLANNING DIRECTOR:

[Handwritten signature]

DATE:

11-13-19

PC CHAIR OR DESIGNEE:

DATE:



FALL LEAF RESIDENTIAL, LLC  
6435 Shiloh Rd - Ste 100  
Alpharetta, GA 30005

Mayor and City Council  
Planning Commission  
Dawsonville, Georgia

Re: Rezoning 1 Acre, Georgia Highway 53

Please accept this letter outlining our plans for a 1 acre tract of land fronting on the west side of Georgia Highway 53. This property is currently zoned CIR, Restricted Industrial Commercial.

We are requesting rezoning to CBD to allow the development of a small commercial development.

We believe a commercial development on this property is a much better use for this site than the present industrial zoning would allow. We have a companion rezoning application for a 150 unit condominium development adjacent to this commercial tract. The residents will be able to walk to this commercial development which will be a nice amenity for these homeowners.

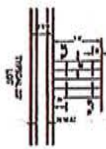
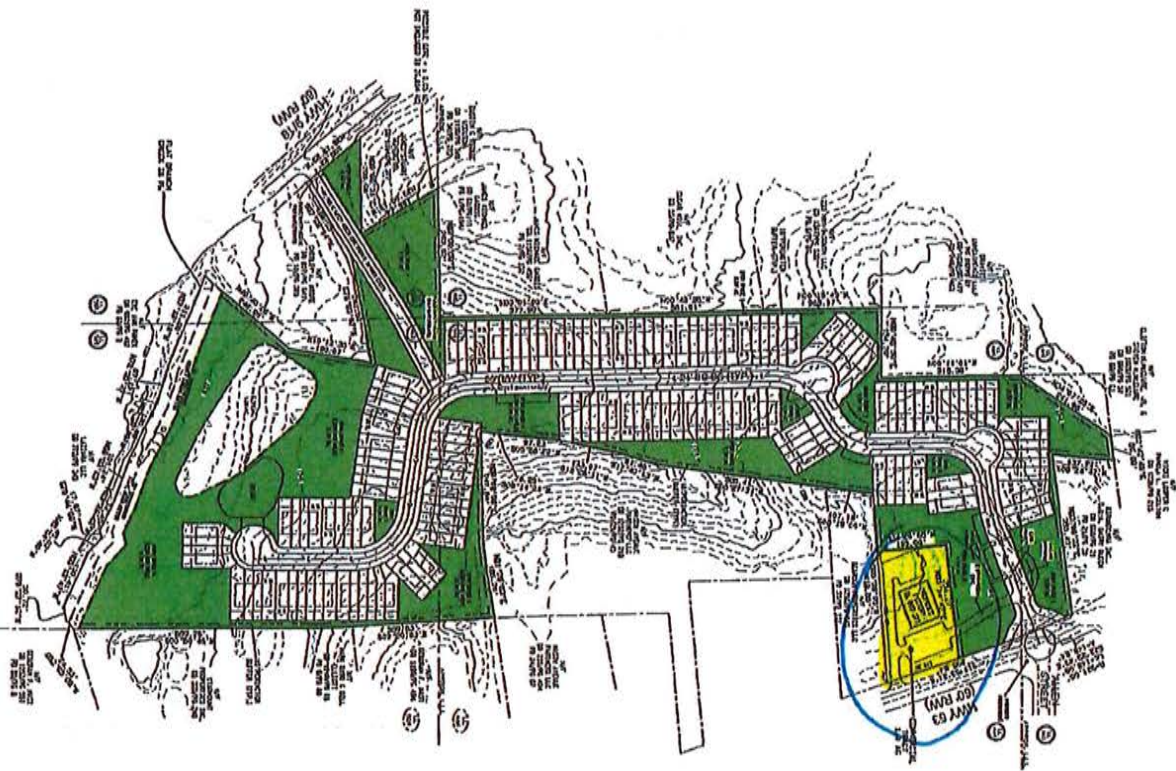
We respectfully request that the Planning Commission and City Council approve this rezoning application.

Sincerely,

A handwritten signature in blue ink that appears to read "Norman White".

Fall Leaf Residential, LLC  
Norman White





**PROFESSIONAL SEAL**  
 I, **DAVID B. BROWN**, a duly Licensed Professional Engineer in the State of Georgia, do hereby certify that I am the author of the above plat and that it conforms to the requirements of the Georgia Code, and that I am a duly Licensed Professional Engineer in the State of Georgia.  
 My Commission Expires on **12/31/2024**  
**DAVID B. BROWN**  
 PROFESSIONAL ENGINEER  
 No. **10123**  
 State of Georgia

**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
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**GENERAL NOTES**

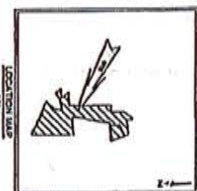
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**DAVID B. BROWN ENGINEERING, P.C.**  
 1000 W. BROADWAY  
 SUITE 200  
 DAWSONVILLE, GA 30701  
 TEL: 706.844.1111  
 FAX: 706.844.1112  
 WWW.DBBENGINEERING.COM

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	10/1/2024
2	REVISION	10/1/2024
3	REVISION	10/1/2024
4	REVISION	10/1/2024
5	REVISION	10/1/2024

**PRELIMINARY PLAT**  
 FOR  
**HWY 9/HWY 63**  
**TRACT**  
 LAND LOTS 441, 444, 600 & 609 - 4TH DISTRICT - 1ST SECTION  
 CITY OF DAWSONVILLE  
 DAWSON COUNTY, GEORGIA





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

**Zoning Amendment Application**

Request # ZA- C2000022  Condition/Stipulation Change

Original ZA # \_\_\_\_\_

Applicant Name(s): FALL LEAF RESIDENTIAL LLC  
 Address: 3280 Pointe PLWY S 2300 City: NORCROSS Zip: 30092  
 Phone: 404 502 3305 Cell Phone: 404 502 3305  
 Signature(s): [Signature] Date 6-29-19

Property Address: Highway 53 East  
 Directions to Property from City Hall: Directly across the street  
 Tax Map # D04013 Parcel # D04013 Current Zoning\*\* : CTR  
 Land Lot(s): 444 District: 4th Section: 1E  
 Subdivision Name: N/A Lot # \_\_\_\_\_  
 Acres: 1.0 Current Use of Property: Vacant  
 Has a past Request of Rezone of this property been made before? No If yes, provide ZA # \_\_\_\_\_

**The applicant request:**

Rezoning to zoning category: CBD (Central Business) Special Use permit for: \_\_\_\_\_

Proposed use of property if rezoned is: COMMERCIAL

If Residential: # of lots proposed N/A Minimum lot size proposed N/A (Include Conceptual Plan)

Is an Amenity area proposed No, if yes, what \_\_\_\_\_

If Commercial: Total Building area proposed 6,000 sq. ft. (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: Highway 53 East Type of Surface: Paved

- ◆ 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] Date 6-29-19  
 Signature of Applicant

Office Use Only:			
Date Completed Application Rec'd	<u>8/19/19</u>	Amount Paid \$ <u>500</u>	Check # <u>1939</u> /Cash
Date of Planning Commission Meeting:	<u>9/16/19</u>	Dates Advertised:	<u>8/28/19</u>
Date of City Council Meeting:	<u>9/23/19</u>	Dates Advertised:	<u>8/28/19</u>
Postponed: YES NO Date:		Rescheduled for next Meeting:	
Approved by Planning Commission: YES NO		Approved by City Council: YES NO	





**City of Dawsonville**  
 P.O. Box 6  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

**Zoning Amendment  
 Authorization**

Property Owner Authorization

I/We Jenkins Family Enterprises LP hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #) Highway 53 East  
D04 013 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this 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 Fall Leaf Residential LLC  
 Signature of Applicant or Agent [Signature] Date 5-29-19  
 Mailing Address 3280 Pointe Parkway SUITE  
 City NORCROSS State GA Zip 30092  
 Telephone Number 404 502 3306

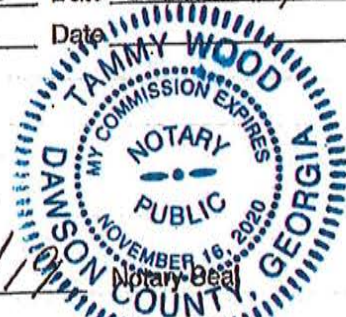
Printed Name of Owner(s) Jenkins Family Enterprises L.P.  
 Signature of Owner(s) by Judy Jenkins Date 5-29-19

Sworn to and subscribed before me  
 this 29 day of May 2019.

[Signature]  
 Notary Public, State of Georgia

My Commission

Expires: 11/16/19



(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 identify as applicant or owner and have the additional sheet notarized also.)



**City of Dawsonville**  
P.O. Box 6  
415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
Phone: (706) 265-3256

**Zoning Amendment  
Campaign Disclosure**

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

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:

\_\_\_\_\_ N/A \_\_\_\_\_

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

Amount \$ N/A 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

5-29-19  
Date

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



**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534

ATTN: Beverly Banister, City Clerk  
 (706)265-3256

<b>INVOICE #</b>
12000137

INVOICE DATE: 08/20/19  
 DUE DATE: 09/19/19

ACCOUNT ID: P-000453 PIN: 378940  
 FALL LEAF RESIDENTIAL LLC  
 6435 SHILOH ROAD STE 100  
 ALPHARETTA GA, 30005

PERMIT INFORMATION  
 PERMIT NO: C2000022  
 LOCATION: 00 HIGHWAY 53 EAST  
 OWNER: FALL LEAF RESIDENTIAL LLC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2000022		
1.0000	P-0129	Zoning Request to HB Permit No: C2000022	500.000000	500.00
			TOTAL DUE:	\$ 500.00
		Prn Payment: 08/20/19 CK 1939		-500.00
			BALANCE:	\$ 0.00

-----  
**PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT**

City of Dawsonville  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534

INVOICE #: 12000137  
 DESCRIPTION: Permit No: C2000022  
 ACCOUNT ID: P-000453 PIN: 378940  
 DUE DATE: 09/19/19  
 TOTAL DUE: \$ 0.00

FALL LEAF RESIDENTIAL LLC  
 6435 SHILOH ROAD STE 100  
 ALPHARETTA GA, 30005







DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 11

---

SUBJECT: AMPHITHEATER PRESENTATION BY KIMLEY HORN

CITY COUNCIL MEETING DATE: 11/18/2019

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO PRESENT INFORMATION FOR THE AMPHITHEATER AT MAIN STREET PARK**

---

HISTORY/ FACTS / ISSUES:

**RAY STRYCHALSKI FROM KIMLEY-HORN WILL PRESENT THE INFORMATION**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Bob Bolz, City Manager



# MAIN STREET PARK AMPHITHEATRE

Package  
11/18/2019

# DRAFT





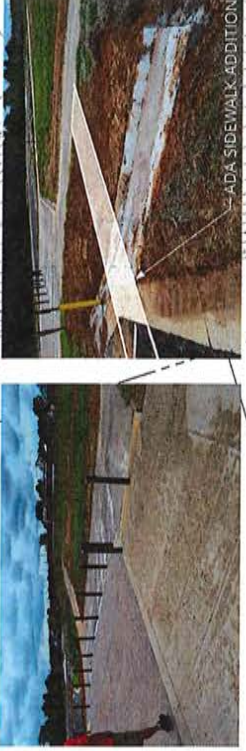
**CFP BANDSHELL 3**

- Ⓐ MAXIMUM SIZE STAGE (18"-24" HIGH)
- Ⓑ HANDICAP RAMP
- Ⓒ (3) STAIRS
- Ⓓ 6' PERIMETER SIDEWALK

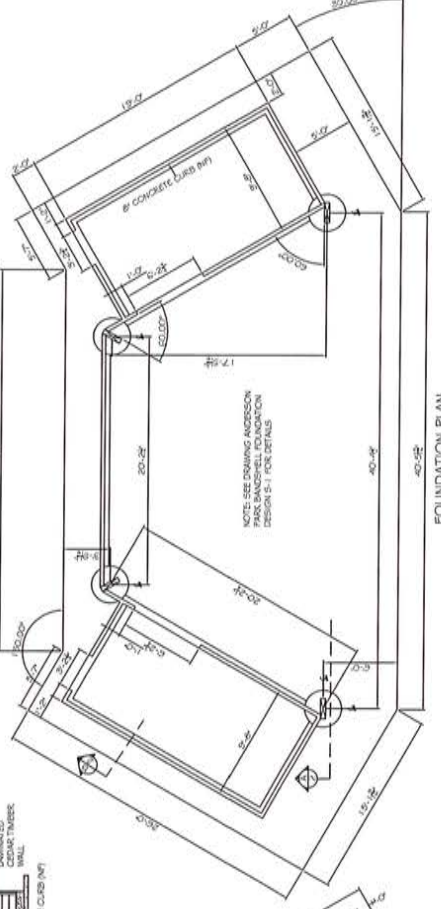
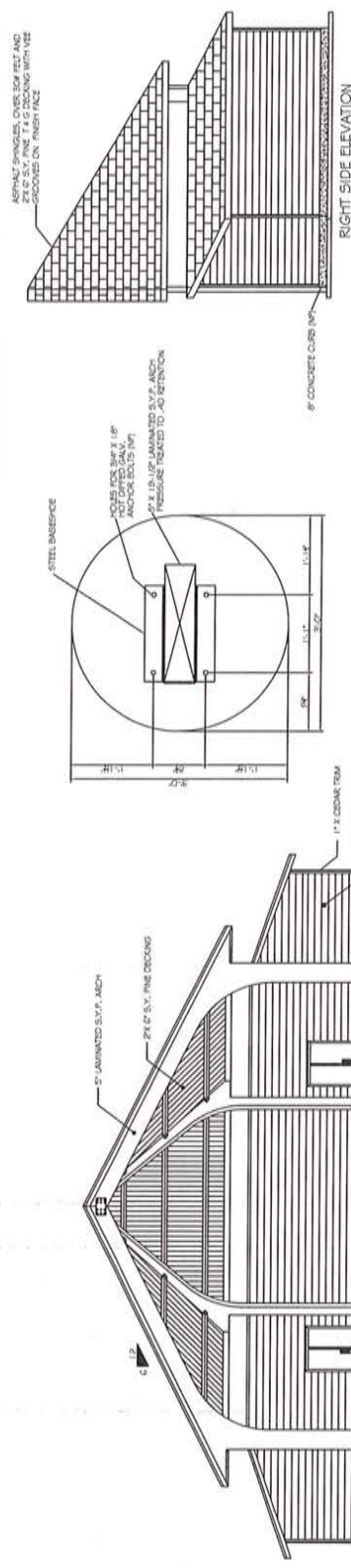
CFP BANDSHELL 3 IMAGERY:



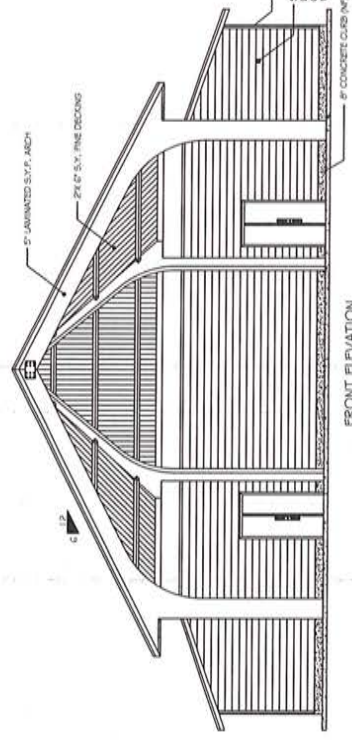
EXISTING SITE IMAGES:




SCALE: NTS



FOUNDATION PLAN



FLOOR PLAN

 <p>P.O. BOX 145 WEST OLIVE, MI 48460 989-563-9485 WWW.CEDARFORSTRUCTURE.COM</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>		<p>MODEL NUMBER: BAND3</p>	<p>SHOWN WITH STANDARD OPTIONS</p>	<p>REVISIONS: (DATE) BY: (DATE)</p>
	<p>DESCRIPTION: Band 3 - Standard Shelter</p>		<p>DESCRIPTION: Band 3 - Standard Shelter</p>	<p>REVISIONS: (DATE) BY: (DATE)</p>	<p>DESIGN: (DATE) BY: (DATE)</p>
<p>Possible Options: STANDING SEAM ROOF, STEEL COLUMNS, 2\"/&gt; </p>		<p>Options: CEDAR SHINGLES, CUSTOM ROOF PITCH, CUPOLA</p>		<p>SHEET: 1 OF 1</p>	

© Copyright 2018 these drawings are the intellectual property of CFP. CFP and shall not be used in part or its entirety without our written permission. These drawings are for construction unless approved by a CFP Representative.

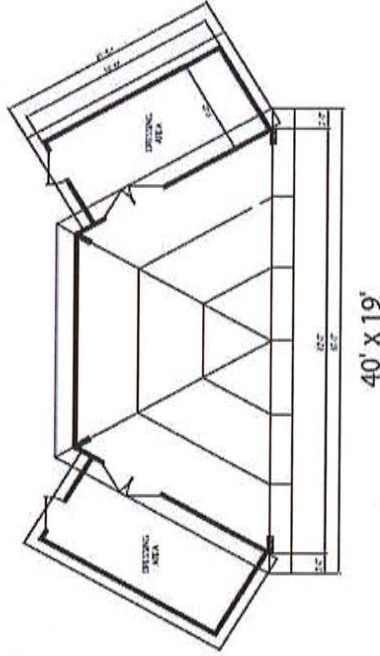




# BAND SHELLS



Band Shell 3



MAIN STREET PARK AMPHITHEATRE | CFP Bandshell



Kimley»Horn  
NOVEMBER 2019

Item Description	Quantity	Unit	Unit Price	Total
<b>Raised Stage (Option A)</b>				
24" high perimeter retaining wall/stone veneer	250	LF	150 \$	37,500.0
Band shell concrete footings	4	EA	1000 \$	4,000.0
HC ramp	1	EA	3000 \$	3,000.0
Concrete stairs	3	EA	1000 \$	3,000.0
Decorative pavers	3370	SF	6 \$	20,220.0
Handrail / fall protection	200	LF	25 \$	5,000.0
Trench Drain	113	LF	35 \$	3,955.0
Subtotal			\$	76,675.0
<b>Flush Stage (Option B)</b>				
Decorative pavers for flush stage area	3370	SF	6 \$	20,220.0
Band shell concrete footings	4	EA	1000 \$	4,000.0
Trench Drain	113	LF	35 \$	3,955.0
Subtotal			\$	28,175.0
<b>Site &amp; Utilities</b>				
Secondary Electrical service to band shell/changing rooms	1	LF / LS	\$	15,000.0
Water service to band shell	1	LF / LS	\$	7,000.0
Sanitary sewer service to band shell	1	LF / LS	\$	4,000.0
Landscape Shrubs	40	EA	25 \$	1,000.0
Turf restoration	1270	SF	1 \$	1,270.0
Subtotal			\$	28,270.0
<b>Band Shell 3</b>				
Package delivered to site	1	LS	\$	111,000.0
Off-loading	1	LS	\$	3,500.0
Permitting	1	LS	\$	4,500.0
Building erection	1	LS	\$	95,000.0
Additional enhancements	1	LS	\$	15,000.0
Subtotal			\$	229,000.0
<b>Total (Option A)</b>			\$	<b>333,945.0</b>
<b>Total (Option B)</b>			\$	<b>285,445.0</b>



Item Description	Quantity	Unit	Unit Price	Total
<b>Raised Stage (Option A)</b>				
24" high perimeter retaining wall/stone veneer	250	LF	150 \$	37,500.0
Band shell concrete footings	4	EA	1000 \$	4,000.0
HC ramp	1	EA	3000 \$	3,000.0
Concrete stairs	3	EA	1000 \$	3,000.0
Decorative pavers	3370	SF	6 \$	20,220.0
Handrail / fall protection	200	LF	25 \$	5,000.0
Trench Drain	113	LF	35 \$	3,955.0
Subtotal			\$	76,675.0
<b>Flush Stage (Option B)</b>				
Decorative pavers for flush stage area	3370	SF	6 \$	20,220.0
Band shell concrete footings	4	EA	1000 \$	4,000.0
Trench Drain	113	LF	35 \$	3,955.0
Subtotal			\$	28,175.0
<b>Site &amp; Utilities</b>				
Secondary Electrical service to band shell/changing rooms	1	LF / LS	\$	15,000.0
Water service to band shell	1	LF / LS	\$	7,000.0
Sanitary sewer service to band shell	1	LF / LS	\$	4,000.0
Landscape Shrubs	40	EA	25 \$	1,000.0
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Permitting	1	LS	\$	4,500.0
Building erection	1	LS	\$	95,000.0
Additional enhancements	1	LS	\$	15,000.0
Subtotal			\$	229,000.0
<b>Total (Option A)</b>			\$	<b>333,945.0</b>
<b>Total (Option B)</b>			\$	<b>285,445.0</b>



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 12

---

SUBJECT: 2020 MEETINGS CALENDAR

CITY COUNCIL MEETING DATE: 11/18/2019

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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 DISCUSS AND ESTABLISH THE FINAL DRAFT OF THE 2020 MEETINGS CALENDAR**

---

HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Mike Eason, Mayor

**Please take note of the following items when considering the draft meeting calendar:**

Suggested meeting times

City Council	5:00 pm
Planning Commission	5:30 pm
Historic Preservation Commission	5:30 pm
Downtown Development Authority	5:30 pm

**Recommendation: To hold work sessions at 9:00 am**

---

The following months only have one meeting scheduled to accommodate for holidays or school breaks:

January - MLK Day	Regular Meeting Only (January 6)
April – Spring Break	Regular & Work Session Meeting Only (April 20)
July – Independence Day	Regular & Work Session Meeting Only (July 20)
September – Labor Day	Regular & Work Session Meeting Only (Sept. 21)

A Special Called meeting can be called for any items needing to be considered during these months that cannot wait for the next meeting.

---

To accommodate DDA in May, their meeting will be held on a Tuesday due to the Memorial Day holiday.



## JANUARY 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			New Year's Day 1 City Hall Closed	2	3	4
5	6 City Council	7	8	9	10	11
12	13 PC	14	15	16	17	18
19	20 ML King Day City Hall Closed	21	22	23	24	25
26	27 DDA	28	29	30	31	

## FEBRUARY 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 City Council	4	5	6	7	8
9	10 PC	11	12	13	14	15
16	17 City Council	18	19	20	21	22
23	24 HPC	25	26	27	28	29

## MARCH 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 City Council	3	4	5	6	7
8	9 PC	10	11	12	13	14
15	16 City Council	17	18	19	20	21
22	23 DDA	24	25	26	27	28
29	30	31				

## APRIL 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 Spring Break	7 Spring Break	8 Spring Break	9 Spring Break	10 Good Friday City Hall Closed	11
12 Easter Sunday	13 PC	14	15	16	17	18
19	20 City Council	21	22	23	24	25
26	27 HPC	28	29	30		

## MAY 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 City Council	5	6	7	8	9
10	11 PC	12	13	14	15	16
17	18 City Council	19	20	21	22	23
24	25 Memorial Day City Hall Closed	26 DDA	27	28	29	30
31						

## JUNE 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 City Council	2	3	4	5	6
7	8 PC	9	10	11	12	13
14	15 City Council	16	17	18	19	20
21	22 HPC	23	24	25	26	27
28	29	30				

## JULY 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3 City Hall Closed	4 <sup>th</sup> of July 4
5	6	7	8	9	10	11
12	13 PC	14	15	16	17	18
19	20 City Council	21	22	23	24	25
26	27 DDA	28	29	30	31	

## AUGUST 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 City Council	4	5	6	7	8
9	10 PC	11	12	13	14	15
16	17 City Council	18	19	20	21	22
23	24 HPC	25	26	27	28	29
30	31					

## SEPTEMBER 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	Labor Day 7 City Hall Closed	8	9	10	11	12
13	14 PC	15	16	17	18	19
20	21 City Council	22	23	24	25	26
27	28 DDA	29	30			



## OCTOBER 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 <b>City Council</b>	6	7	8	9	10
11	12 <b>PC</b>	13	14	15	16	17
18	19 <b>City Council</b>	20	21	22	23	24
25	26 <b>HPC</b>	27	28	29	30	31

## NOVEMBER 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 <b>City Council</b>	3	4	5	6	7
8	9 <b>PC</b>	10	11 <b>Veterans Day</b> <b>City Hall Closed</b>	12	13	14
15	16 <b>City Council</b>	17	18	19	20	21
22	23 <b>DDA</b>	24	25	26 <b>Thanksgiving</b> <b>City Hall Closed</b>	27 <b>City Hall Closed</b>	28
29	30					

## DECEMBER 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 <b>City Council</b>	8	9	10	11	12
13	14 <b>PC</b>	15	16	17	18	19
20	21 <b>City Council</b>	22	23	24 <b>Christmas Eve</b> <b>City Hall Closed</b>	25 <b>Christmas</b> <b>City Hall Closed</b>	26
27	28 <b>HPC</b>	29	30	31 <b>NY Eve Day</b> <b>City Hall Closed</b>		



## PUBLIC NOTICE

### 2020 Meetings of the City of Dawsonville

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

#### 2020 City Council Regular Meetings at 5:00 pm

JAN 6 FEB 3 MAR 2 MAY 4 JUN 1  
AUG 3 OCT 5 NOV 2 DEC 7

#### 2020 City Council Regular Meetings and Work Sessions at 5:00 pm

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

#### 2020 Planning Commission Meetings at 5:30 pm

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

#### 2020 Historic Preservation Commission Meetings at 5:30 pm

FEB 24 APR 27 JUN 22 AUG 24 OCT 26 DEC 28

#### 2020 Downtown Development Authority Meetings at 5:30 pm

JAN 27 MAR 23 MAY 26 JUL 27 SEP 28 NOV 23

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

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in these meetings or who have questions regarding the accessibility of these meetings, 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 # 13

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SUBJECT: TRAVEL REIMBURSEMENT/COMPENSATION ORDINANCE AMENDMENT

CITY COUNCIL MEETING DATE: 11/18/2019

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BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

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PURPOSE FOR REQUEST: **SECOND READING AND ADOPTION**

An Ordinance Of The City Of Dawsonville To Provide A Method For Approving Training Opportunities For Members Of All Boards, Authorities, And Commissions; To Provide For The Payment Or Reimbursement Of Actual Expenses Incurred For Training Opportunities; To Provide For The Compensation Of Planning Commission Members At Commission Meetings, Training Opportunities, And Other Approved Meetings; And For Other Purposes. **(First Reading: November 4, 2019; Second Reading and Adoption: November 18, 2019)**

---

HISTORY/ FACTS / ISSUES:

**SHORT SURVEY CONDUCTED OF SURROUNDING AREAS FOR PC COMPENSATION:**

- MILTON \$100 PER MEETING
- DAWSON COUNTY \$100 PER MEETING
- ELLIJAY \$50 PER MEETING
- DAHLONEGA \$50 PER MEETING

---

OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Mike Eason, Mayor

**First Reading: 11/04/2019**

**Second Reading: 11/18/2019**

**Passed: \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF DAWSONVILLE TO PROVIDE A METHOD FOR APPROVING TRAINING OPPORTUNITIES FOR MEMBERS OF ALL BOARDS, AUTHORITIES, AND COMMISSIONS; TO PROVIDE FOR THE PAYMENT OR REIMBURSEMENT OF ACTUAL EXPENSES INCURRED FOR TRAINING OPPORTUNITIES; TO PROVIDE FOR THE COMPENSATION OF PLANNING COMMISSION MEMBERS AT COMMISSION MEETINGS, TRAINING OPPORTUNITIES, AND OTHER APPROVED MEETINGS; AND FOR OTHER PURPOSES.**

**WHEREAS**, the members of all boards, authorities, and commissions give their services and valuable time for public service;

**WHEREAS**, a great deal of time is often demanded of public officials in order to adequately and fully represent the City in various matters;

**WHEREAS**, section 3.11 of the City's Charter provides that the Mayor and City Council shall set the compensation for all boards, commissions, and authorities of the City;

**WHEREAS**, state law provides for the reimbursement of actual expenses incurred by members of boards, authorities, and commissions;

**WHEREAS**, the City has determined that the reimbursement of actual expenses incurred by members of all boards, authorities, and commissions of the City while attending various training opportunities is a necessary and appropriate measure for their valuable contribution made to the City; and

**WHEREAS**, the City has determined that compensation to Planning Commission members for attending approved meetings and training opportunities on behalf of the City is a necessary and appropriate measure for their valuable contribution made to the City.

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

**SECTION 1.**

Chapter 2, Article VI, Division 1 of the Code of the City of Dawsonville, Georgia, is hereby amended by inserting, adopting, and enacting new Sections 2-162 through 2-169 as follows:

**DIVISION 1. – GENERALLY**

**Sec. 2-162. – Reimbursement for Training Expenses.**

- (a) Members of any board, authority, and/or commission may request, or be required or requested by the City, to attend various training opportunities.



(b) All training opportunities, and/or request for attendance thereto, shall be approved by the Mayor and City Council prior to the attendance by any member of a board, authority, or commission at such training opportunity.

(c) The member attending the approved training opportunity shall be entitled to and receive reimbursement for all direct costs and expenses of the training opportunity, including, but in no way limited to training registration and/or required course materials. In lieu of providing reimbursement, the City may, at its option, directly cover and pay for such direct costs, thereby eliminating the need for providing reimbursement to the member.

(d) In the event that any the attendance of a member of a board, authority, or commission at an approved training opportunity required said member to travel beyond the limits of Dawson County, such member shall be reimbursed for all necessary expenses incurred for travel, lodging, and meals occurring on each training day in accordance with the City's Financial Policy. For purposes of this Section, "training day" shall mean any day that the member either travels directly to or from the approved training opportunity, or is actually in attendance at the training opportunity.

**Secs. 2-163–2-169. – Reserved.**

## **SECTION 2.**

Chapter 2, Article VI of the Code of the City of Dawsonville, Georgia, is hereby amended by inserting, adopting, and enacting a new "DIVISION 2. – PLANNING COMMISSION" as follows:

### **DIVISION 2. – PLANNING COMMISSION**

#### **Sec. 2-170. – Compensation for Planning Commission.**

(a) *Attendance at Regular and Special Called/Set Meetings.* Each member of the Planning Commission shall receive one hundred dollars (\$100.00) in compensation for attending a Planning Commission meeting. Such compensation shall include all regular and specially set meetings of the Planning Commission. The member must actually attend said meeting in order to be entitled to compensation.

(b) *Attendance at Approved Training.* Each member of the Planning Commission shall receive one hundred dollars (\$100.00) in compensation, per training day, for attending an approved training opportunity. For purposes of this Section, "training day" shall mean any day that the member either travels directly to or from the approved training opportunity, or is actually in attendance at the training opportunity.

**Secs. 2-171–2-179. – Reserved.**

## **SECTION 3.**

If any section, provision or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Ordinance as applied to any particular situation

or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Ordinance would have been adopted had such invalid portion not been included herein.

**SECTION 4.**

All Ordinances, Resolutions, or polices, or parts thereof, in conflict with this ordinance are hereby repealed.

**SECTION 5.**

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

**SO ADOPTED AND ORDAINED**, by the City Council of Dawsonville, Georgia,

this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**MAYOR AND DAWSONVILLE CITY  
COUNCIL**

By: \_\_\_\_\_  
Mike Eason, Mayor

\_\_\_\_\_  
Caleb Phillips, Council Member Post 1

\_\_\_\_\_  
Stephen Tolson, Council Member Post 2

\_\_\_\_\_  
Jason Power, 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

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SUBJECT: \_\_\_\_\_ **STAFF REPORT: CITY MANAGER** \_\_\_\_\_

CITY COUNCIL MEETING DATE: 11/18/2019

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_ NA \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST:

**TO PROVIDE PROJECT UPDATES**

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HISTORY/ FACTS / ISSUES:

**SEE ATTACHED OUTLINE**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Bob Bolz, City Manager

## Staff Report – Bob Bolz, City Manager

### Project Update(s):

- Main Street Park – Status of Phase I punch list, status of new contracts (TriScapes – irrigation, sod; Custom Fence of Atlanta – fencing; GA Power – street lights, transformer for rest room; Everlast – rest room construction; Watson Landscape – pavers at plaza; Great Southern Recreation – playground punch list; GA DNR requirements for grant – interpretive signage, kiosks, Braille signs, specific amenities; General Amenities
- Farmer’s Market – contract, amenities
- Sidewalk on Perimeter Road – bid process
- Dog Park - update





**DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 15**

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SUBJECT: \_\_\_\_\_ **STAFF REPORT: FINANCE ADMINISTRATOR** \_\_\_\_\_

CITY COUNCIL MEETING DATE: 11/18/2019 \_\_\_\_\_

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_ NA \_\_\_\_\_

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST:

**TO PRESENT FUND BALANCE AND ACTIVITY THROUGH OCTOBER 31, 2019**

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HISTORY/ FACTS / ISSUES:

**SEE ATTACHED FINANCIAL REPORTS**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Hayden Wiggins, Finance Administrator

CITY OF DAWSONVILLE, GEORGIA  
GENERAL FUND  
July 1, 2019 - October 31, 2019

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	\$ 1,585,569	\$ 635,137	40.06%
Licenses and permits	144,875	37,428	25.83%
Intergovernmental revenues	75,940	25,939	34.16%
Fees	266,000	69,183	26.01%
Other	102,100	36,867	36.11%
	<u>2,174,484</u>	<u>804,554</u>	<u>37.00%</u>
EXPENDITURES			
Department:			
Council	107,625	30,946	28.75%
Mayor	42,020	3,528	8.40%
Elections	14,000	-	0.00%
Administration	802,271	274,096	34.17%
City Hall building	154,000	59,153	38.41%
Animal control	2,000	404	20.20%
Roads	506,484	171,615	33.88%
Parks	108,940	157,684	144.74%
Planning and zoning	382,644	147,420	38.53%
Economic development	54,500	4,000	7.34%
	<u>2,174,484</u>	<u>848,846</u>	<u>39.04%</u>
TOTAL REVENUES OVER EXPENDITURES		(44,292)	
Transfer in From Reserves		<u>44,292</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA  
WATER, SEWER, AND GARBAGE FUND  
July 1, 2019 - October 31, 2019

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Water fees	\$ 680,000	\$ 250,220	36.80%
Sewer fees	794,000	287,008	36.15%
Garbage fees	171,000	60,895	35.61%
Miscellaneous	<u>194,994</u>	<u>21,024</u>	<u>10.78%</u>
Total revenues	<u>1,839,994</u>	<u>619,147</u>	<u>33.65%</u>
<b>EXPENDITURES</b>			
Depreciation	430,000	137,672	32.02%
Garbage service	152,950	53,222	34.80%
Group insurance	89,450	32,824	36.70%
Insurance	35,000	4,336	12.39%
Interest	111,000	36,540	32.92%
Payroll taxes	24,306	8,497	34.96%
Professional	135,000	34,920	25.87%
Miscellaneous	85,600	17,818	20.82%
Repairs/supplies	231,500	51,678	22.32%
Retirement	16,500	5,190	31.45%
Salaries	317,738	111,898	35.22%
Technical services	66,000	11,311	17.14%
Utilities	<u>144,950</u>	<u>45,752</u>	<u>31.56%</u>
Total expenditures	<u>1,839,994</u>	<u>551,658</u>	<u>29.98%</u>
<b>INCOME (LOSS)</b>		<u><u>67,489</u></u>	



CITY OF DAWSONVILLE, GEORGIA  
 SPLOST  
 July 1, 2019 - October 31, 2019

**SPLOST VI**

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Taxes	1,417,000	458,056	32.33%
Interest	8,000	1,057	13.21%
Other	387,912	-	0.00%
	<u>1,812,912</u>	<u>459,113</u>	<u>25.32%</u>
<b>EXPENDITURES (Capital Outlays)</b>			
City hall acquisition	468,912	353,550	75.40%
Roads and sidewalks	384,000	18,964	4.94%
Public works equipment - roads	45,000	26,250	58.33%
Sewer projects	27,500	9,040	32.87%
Public works equipment - sewer	-	-	0.00%
Water projects	87,500	29,124	33.28%
Public works equipment - water	-	-	0.00%
Farmers market	800,000	607,566	75.95%
Parks and recreation	-	419,951	0.00%
	<u>1,812,912</u>	<u>1,464,445</u>	<u>80.78%</u>
<b>TOTAL REVENUES OVER EXPENDITURES</b>		(1,005,332)	
Transfer in From Reserves		<u>1,005,332</u>	
<b>NET CHANGE IN FUND BALANCE</b>		<u><u>-</u></u>	

City of Dawsonville  
 SPLOST VI Completion Schedule  
 Inception through October 31, 2019

Project	Original Budget	Current Project Budget	Prior Year Project to Date	Current Year	Total	Percent Complete
Roads, Streets, Bridges and Sidewalks	1,250,000	1,250,000	288,716	18,964	307,680	24.61%
Water and Sewer Projects	2,750,000	750,000	316,313	38,164	354,477	47.26%
Park and Recreation Facilities	2,250,000	2,250,000	1,824,031	419,951	2,243,982	99.73%
Farmers Market Facility	1,000,000	1,000,000	154,085	607,566	761,651	76.17%
Public Works Facility and Equipment	400,000	400,000	243,334	26,250	269,584	67.40%
City Hall Acquisition	2,000,000	2,000,000	885,671	353,550	1,239,221	61.96%
<b>Total</b>	<b>\$ 9,650,000</b>	<b>\$ 7,650,000</b>	<b>\$ 3,712,150</b>	<b>\$ 1,464,445</b>	<b>\$ 5,176,595</b>	<b>67.67%</b>

**MSP Recap**

Total Through 10/31/19	2,243,982
Remaining on Phase One Contract	66,165
Street Lighting for MSP	119,275
MSP Amphitheater Design	8,000
MSP Fencing	119,932
MSP Restroom	352,925
MSP Landscaping	168,137
<b>Total MSP Expenditures</b>	<b>\$ 3,078,416</b>