

**AGENDA**  
**CITY COUNCIL WORK SESSION AND REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, December 16, 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
    - Work Session and Regular Meeting held November 18, 2019
  - b. Approve Newly Elected Officials Training
  - c. Approve 2020 Staff Appointments
  - d. Approve 2020 Renewal of Professional Services
  - e. Approve 2020 Mayor and Council Board Designations and Compensation
  - f. Approve Budget Amendment – ADA Compliance for City Hall Building
  - g. Approve GEFA Loan Modification with Debt Forgiveness
8. Recognition of Councilmember Power
9. Planning Commission Appointment
10. Administer Oath to Newly Elected Official – Councilmember John Walden, Post #3
11. Employee Recognition

**PUBLIC HEARING**

12. **ANX-C2000032A and ZA-C2000032A**: Sachinkumar Patel has petitioned to annex into the city limits of Dawsonville 5 Acres located at 60 Hwy 136 East and being in Land Lots 193 and 194, 13<sup>th</sup> District, 1<sup>st</sup> Section as shown on a plat prepared by Nathan McClure dated August 1, 2019 and revised October 1, 2019 and recorded in Plat Book 84 on Page 232; with Warranty Deed being recorded on November 8, 2019 in Deed Book 1377 on Page 150. Applicant is also requesting to rezone from County Zoning of RA (Residential Exurban/Agricultural) to City Zoning of HB (Highway Business). Public Hearing Dates: Planning Commission on December 9, 2019 beginning at 5:30 pm and City Council on December 16, 2019 beginning at 5:30 pm and January 6, 2020 beginning at 5:00 pm.

**BUSINESS**

13. 2020 Mayor Pro-Tem Appointment

**WORK SESSION**

**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: 12/16/2019

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PURPOSE FOR REQUEST:

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

- a. Approve Minutes
    - Work Session and Regular Meeting held November 18, 2019
  - b. Approve Newly Elected Officials Training
  - c. Approve 2020 Staff Appointments
  - d. Approve 2020 Renewal of Professional Services
  - e. Approve 2020 Mayor and Council Board Designations and Compensation
  - f. Approve Budget Amendment – ADA Compliance for City Hall Building
  - g. Approve GEFA Loan Modification with Debt Forgiveness
-



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7a

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SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 12/16/2019

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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:

- **WORK SESSION AND REGULAR MEETING HELD NOVEMBER 18, 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 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:** 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, Councilmember Caleb Phillips, City Attorney Dana Miles, Assistant City Attorney Alex Myers, 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.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember Jason Power.
4. **ANNOUNCEMENTS:** Mayor Eason stated he hoped everyone enjoyed the Veteran's Day Parade last Monday and announced the Annual Tree Lighting and Parade will be on December 7<sup>th</sup> starting at 5:00 pm with the tree lighting at 6:15 pm. He stated there will be entertainment, pictures with Santa, food trucks and cookie decorating.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by S. Tolson; 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) through (e) made by J. Power; second by C. Phillips. Vote carried unanimously in favor.
  - 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:** Mayor Eason and Council presented the November Service Awards to Sara Beacham for eleven years of service and Bob Bolz for three years of service. Beverly Banister received Employee of the Month for October 2019.

#### **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.**

Planning Director Irvin read the rezone requests and stated the Planning Commission held over their public hearing and decision for completion of a DRI review which has been completed and no potential adverse inter-jurisdictional impacts were found. However, GMRC did have a concern with traffic. Planning Commission denied ZA-C2000021 because it is inconsistent with the Comprehensive Plan and traffic concerns; ZA-C2000022 was approved by Planning Commission. Irvin stated he received two letters from the applicant; one to appeal the variance denial from Planning Commission and another to postpone the rezoning requests.

Motion to open the public hearing for both requests made by M. French; second by S. Tolson. Vote carried unanimously in favor. The following person(s) spoke in favor of the request:

- Tommy Barnes, 3280 Pointe Pkwy., Norcross – He reiterated their request to postpone the rezoning requests to be heard at the same time as the variance appeal and he also



**MINUTES**  
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stated it will provide time to consider the issues raised by the Planning Commission. He will provide his presentation in support of the request at the next public hearing.

The following person(s) spoke in opposition of the request:

- Ted Bearden, 3168 Hwy. 136 W, Dawsonville – He asked if another public hearing will be held on the date the requests are postponed to; Mayor Eason responded that another public hearing will be held on the postponement date.

Motion to close the public hearing made by S. Tolson; second by J. Power. Vote carried unanimously in favor.

Motion to postpone both the rezoning requests and the variance appeal hearing until January 6, 2020 and hold another public hearing at that time made by S. Tolson; second by J. Power. Councilmember Phillips stated this will give everyone a chance to make any changes and review it before the next public hearing. Vote carried unanimously in favor.

#### **WORK SESSION**

- 11. AMPHITHEATER PRESENTATION BY KIMLEY HORN:** Ray Strychalski from Kimley-Horn presented an option for the Main Street Park Amphitheater. Mayor Eason asked for any recommendations or input.
- 12. 2020 MEETINGS CALENDAR:** Motion to approve the 2020 Meetings Calendar as presented made by C. Phillips; second by S. Tolson. Vote carried unanimously in favor. (Exhibit "A")

#### **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)**

Attorney Miles read the second reading of the ordinance. Councilmember French asked about the verbiage used in the header regarding reimbursement of travel expenses for "actual expenses incurred"; Miles stated they would be expected to follow the limitations presented in the financial policy.

Motion to approve the ordinance as presented made by S. Tolson; second by J. Power. Councilmember French asked if a study had been done to obtain other cities payments to Planning Commission members; Mayor Eason provided amounts paid to members from surrounding cities and counties. Vote carried unanimously in favor. (Exhibit "B")

#### **STAFF REPORTS**

- 14. BOB BOLZ, CITY MANAGER:**

- Main Street Park Phase I is almost complete; a small paving section needs to be completed, some bollard striping and grass seed needs to come in for completion. The landscaping and fencing projects have been started and the restroom should start next week.
- Farmer's Market may be completed by the end of the year.
- Perimeter Road sidewalk bid has been advertised and bids are due December 19, 2019.
- Dog Park is in the design phase with Davis Engineering. The detention pond agreement with the Turner's has been executed and recorded.

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- 15. HAYDEN WIGGINS, FINANCE ADMINISTRATOR:** Financial reports representing fund balances and activity provided through October 31, 2019. No questions or comments from Council.

**MAYOR AND COUNCIL REPORTS:** Councilmember French stated as we are updating our policies and ordinances, he would like to see something developed on how citizen's inquiries are handled; he has been disturbed by recent emails he has seen between city officials and citizens. Mayor Eason and Councilmember French engaged in conversation regarding the recent email exchange. Mayor Eason read aloud the response from Councilmember French in the email stating Councilmember French's direction to City Manager Bolz to call upon the City's legal counsel to provide an answer to a citizen. The Mayor stated this direction was an improper use of public funds. Attorney Miles stated it is a potential violation of the City's Code of Ethics because of the request to use public funds to do research to answer a private citizen's legal question. Subsequent discussion occurred identifying the citizen who was the subject of Councilmember French's direction to be Steve Sanvi, Councilmember French's employer.

Motion to amend the agenda to add item 15a. Potential Ethics Violation Referral to the Ethics Board made by C. Phillips; second by S. Tolson. Vote carried three in favor (Phillips, Tolson, Power) with one opposed (French).

A point of order was made by Attorney Miles who asked the Mayor whether the Council would consider item 15a. at this point or wait until after the Mayor and Council Reports were completed. Mayor Eason stated the Council will consider the item now.

- 15a. POTENTIAL ETHICS VIOLATION REFERRAL TO THE ETHICS BOARD:** Motion to initiate an Ethics complaint to the Ethics Board for potential violation by Councilmember French of Sections 2-77 and 2-78 of the City's Ethics Code made by S. Tolson; second by C. Phillips. Vote carried three in favor (Tolson, Phillips, Powers) with one abstained (French).

**MAYOR AND COUNCIL REPORTS (CONTINUED):** Councilmember Phillips reported on the items heard at the Planning Commission meeting on November 12<sup>th</sup>.

Councilmember Power announced his resignation from the City Council effective November 19, 2019 stating he has built a house outside of the City limits and will be moving his residence there. He thanked the City residents, City staff and his fellow Councilmembers for allowing him to serve the City of Dawsonville.

Councilmember Tolson wished Councilmember Power well and thanked him for his service and knows he will remain an active member of the community.

**ADJOURNMENT**

At 6:25 p.m. a motion to adjourn the meeting was made by J. Power; second by C. Phillips. Vote carried unanimously in favor.

By: CITY OF DAWSONVILLE

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

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

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

**MINUTES**  
**CITY COUNCIL WORK SESSION AND REGULAR MEETING**  
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**Resigned**

\_\_\_\_\_  
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 NEWLY ELECTED OFFICIALS TRAINING

CITY COUNCIL MEETING DATE: 12/16/2019

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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 NEWLY ELECTED OFFICIALS TRAINING FOR JOHN WALDEN FROM 03/04 – 03/06/2020 TO INCLUDE REGISTRATION, LODGING, PER DIEM AND MILEAGE. APPROXIMATE TOTAL IS \$1,100.00 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



**Carl Vinson  
Institute of Government  
UNIVERSITY OF GEORGIA**



## 2020 Newly Elected Officials Institute Registration Form

February 10-12, 2020  
The UGA Tifton Campus Conference Center  
15 RDC Road  
Tifton, Georgia

March 4-6, 2020  
The Georgia Center's UGA  
Hotel & Conference Center  
1197 South Lumpkin Street  
Athens, Georgia

**Registration:** The registration fee is **\$390** per person and includes instructional costs and materials, planned meals and refreshment breaks. This fee does not include lodging. Cancellations must be made at least two weeks in advance of the class for which registered, in order to receive a refund. Each class will be limited to 250 people and may fill up quickly.

To register, please complete and return the following form via U.S. Mail, to **Attention: Newly Elected Registration, P.O. Box 105377, Atlanta, GA 30348**; or visit [www.gacities.com](http://www.gacities.com) for online registration.

Name: John Walden Title: Council member  
City/Organization: City of Dawsonville Email (required) \_\_\_\_\_

Email to send confirmation if different than above: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Please select the training session you would like to attend:

- February 10 – 12, UGA Tifton Campus Conference Center, Tifton
- March 4 – 6, UGA Hotel and Conference Center, Athens

**Classes and hotel rooms are expected to fill up quickly, so please register early!**

**Payment amount:** \$390  Check (to GMA)  
Registration with the payment by credit card must be made online.

*Individuals are responsible for making their own hotel reservations and paying for their own room, tax, and incidental charges.*

**Tifton Lodging:** GMA has a reserved block of rooms at the following Tifton hotels: Spring Hill Suites \$109++ per night/ 229-520-5135 for the nights of February 9, 10 and 11/ Book by Jan. 10. The following are reserved for the nights of February 10 and 11: Hilton Garden Inn/ \$109++ per night/ 229-382-8484/ Book by Jan. 10; Holiday Inn Express/ \$109++ per night/ 229-382-3300/ Book by Jan. 18; Comfort Inn & Suites/ \$94++ per night/ 229-382-8250/ Book by Jan. 18. The block rates are under Newly Elected Training / Georgia Municipal Association.

**Athens Lodging:** GMA has a reserved block of rooms at the UGA Hotel and Conference Center for the nights of March 4 and 5. The block rate is \$104-\$154, depending on room type. For reservations, please use block code **90556** at [www.UGAHotel.com](http://www.UGAHotel.com) or call 1-800-884-1381 or 706-542-2134 and ask for the GMA block rate. Reservations at the special block rate **MUST** be made by January 31, 2020.

For questions or additional information: Aileen Harris, 678-686-6293 or [aharris@gacities.com](mailto:aharris@gacities.com).



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Institute of Government  
UNIVERSITY OF GEORGIA**



**GEORGIA  
MUNICIPAL  
ASSOCIATION**

## **2020 Newly Elected Officials Institute Tentative Agenda**

February 10-12, 2020  
The UGA Tifton Campus Conference Center  
15 RDC Road  
Tifton, Georgia

March 4-6, 2020  
The Georgia Center's UGA  
Hotel & Conference Center  
1197 South Lumpkin Street  
Athens, Georgia

**Monday, Feb. 10 (Tifton) and Wednesday March 4 (Athens), 2020**

11:00 a.m.-1:00 p.m. Conference Check-in and Lunch On Your Own  
1:00 p.m. – 5:00 p.m. Program  
5:00 p.m.-6:00 p.m. Resource Fair and Reception  
Dinner On Your Own

**Tuesday, February 11 (Tifton) and Thursday, March 5 (Athens), 2020**

7:00 a.m.– 8:00 a.m. Breakfast  
8:00 a.m. – 11:45 a.m. Program  
12:00 p.m. – 1:00 p.m. Lunch and Remarks from the Georgia Municipal Association  
1:10 p.m. – 5:00 p.m. Program  
Dinner On Your Own

**Wednesday February 12 (Tifton) and Friday March 6 (Athens), 2020**

7:00 a.m.– 8:00 a.m. Breakfast  
8:00 a.m. – 11:45 a.m. Program  
11:45 a.m. – Noon Program Closing



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
CONSENT AGENDA ITEM # 7c

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SUBJECT: APPROVE 2020 STAFF APPOINTMENTS

CITY COUNCIL MEETING DATE: 12/16/2019

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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 2020 STAFF APPOINTMENTS (SEE ATTACHED)**

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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: Mike Eason, Mayor



## City of Dawsonville Staff Appointments for 2020

- City Manager – Bob Bolz
- City Clerk – Beverly Banister
- Deputy City Clerk – Tracy Smith





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7d

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SUBJECT: APPROVE 2020 RENEWAL OF PROFESSIONAL SERVICES

CITY COUNCIL MEETING DATE: 12/16/2019

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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 RENEWAL OF PROFESSIONAL SERVICES FOR 2020**

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HISTORY/ FACTS / ISSUES:

**SEE ATTACHED LIST; PROFESSIONAL SERVICES ARE THE SAME AS 2019**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Mike Eason, Mayor



### **City of Dawsonville Professional Services for 2020**

- City Attorney – Dana Miles of Miles Hansford & Tallant, LLC
- Auditor- Alexander, Almand and Bangs, LLP
- Engineer – G. Ben Turnipseed Engineers, Inc.
- Municipal Court Judge – Ron Reemsnyder
- Testing of Wastewater – Environmental Management Services
- Geologist – Bob Atkins
- Repair-Installation Water-Sewer Infrastructure – Townley Construction
- Airport Consultant Engineering Services – Lead Edge Design Group
- Engineer – Davis Engineering for Non-Water/Sewer Projects



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7e

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SUBJECT: **APPROVE 2020 MAYOR & COUNCIL BOARD DESIGNATIONS AND COMPENSATION**

CITY COUNCIL MEETING DATE: 12/16/2019

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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 BOARD DESIGNATIONS FOR THE MAYOR AND COUNCIL FOR 2020  
AND TO AUTHORIZE APPROVAL FOR PAYMENT OF ONE MEETING PER MONTH AS  
DESIGNATED WHEN ATTENDED**

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HISTORY/ FACTS / ISSUES:

**SEE ATTACHED**

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OPTIONS:

**APPROVE, AMEND OR TABLE**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Mike Eason, Mayor



## **Mayor and Council Members Board Designations for 2020**

- Planning Commission – Caleb Phillips
- Historic Preservation Commission – Mark French
- Downtown Development Authority – Stephen Tolson
- Family Connection – Mark French
- Board of Health – John Walden
- Animal Control Board – Caleb Phillips
- Chamber of Commerce – Mayor or Mayor Pro-Tem
- GRHOF – Mayor
- GMA – Mayor or Mayor Pro-Tem
- GMRC – Mayor or Mayor Pro-Tem

**Recommend authorization to approve payment of one meeting per month as designated when attended**



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7f

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SUBJECT: APPROVE BUDGET AMENDMENT – ADA COMPLIANCE FOR CITY HALL BLDG.

CITY COUNCIL MEETING DATE: 12/16/2019

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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 REQUEST FOR A BUDGET AMENDMENT IN THE AMOUNT OF \$6,115 FROM GENERAL FUND RESERVES TO BRING THE CITY HALL BUILDING INTO ADA COMPLIANCE

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HISTORY/ FACTS / ISSUES:

GMRC PERFORMED AN AUDIT FOR ADA COMPLIANCE; DEFICIENCIES WERE FOUND AND REQUIRE CORRECTION AS FOLLOWS:

• EMERGENCY ADA SIGNS	\$ 495.00
• BATHROOM SIGN	\$ 8.00
• BUILDING SIGN	\$ 38.00
• DISTILLERY SIGN	\$ 90.00
• HANDICAP HANDLES	\$ 216.00
• CITY HALL ADA DOOR	\$2,571.00
• GRHOF ADA DOOR	<u>\$2,697.00</u>
	<u>\$6,115.00</u>

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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 # 7g

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SUBJECT: APPROVE GEFA LOAN DW2017009 MODIFICATION WITH DEBT FORGIVENESS

CITY COUNCIL MEETING DATE: 12/16/2019

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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 MODIFICATION TO GEFA LOAN DW2017009**

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HISTORY/ FACTS / ISSUES:

**MODIFICATION IS FOR AN INCREASE OF PRINCIPAL FORGIVENESS; CITY WAS SET TO RECEIVE \$112,200.77 AND THE NEW AMOUNT IS \$134,640.92. TOTAL SAVINGS TO CITY IS \$22,440.15.**

**LOAN UTILIZED FOR THE 2017 WATER METER REPLACEMENT PROJECT.**

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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: RECOGNITION OF COUNCILMEMBER POWER

CITY COUNCIL MEETING DATE: 12/16/2019

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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 COUNCILMEMBER POWER'S SERVICE TO THE CITY**

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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: Mike Eason, Mayor



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 9

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SUBJECT: PLANNING COMMISSION APPOINTMENT

CITY COUNCIL MEETING DATE: 12/16/2019

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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 APPOINT ALEXA SERRANO TO THE PLANNING COMMISSION (POST #2) TO FILL THE UNEXPIRED TERM OF KEN GOINES THROUGH 12/31/2021**

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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: Donna Blanton, Human Resource Manager





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 10

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SUBJECT: ADMINISTER OATH TO NEWLY ELECTED OFFICIAL

CITY COUNCIL MEETING DATE: 12/16/2019

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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 SWEAR IN NEWLY ELECTED COUNCILMEMBER JOHN WALDEN, POST #3**

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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: Beverly Banister, City Clerk



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 11

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SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 12/16/2019

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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 NOVEMBER EMPLOYEE OF THE MONTH AND DECEMBER 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 # 12

SUBJECT: ANX-C2000032A /ZA-C2000032A Patel

DATE(s): 12-16-2019 CITY COUNCIL MEETING 1 01-06-2020 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: **PUBLIC HEARING**

Mr. Sachinkumar Patel has requested annexation into the City of Dawsonville and an amendment to the current zoning ordinance for a portion of TMP 091 012 consisting of 5 acres, located at 60 Hwy 136 East.

HISTORY/ FACTS / ISSUES

Property is Currently Unincorporated and Current Zoning is R-A  
Requested to be annexed and zoned HB

Staff originally recommended approval, Planning Commission recommended denial due to legal issue brought forth by City Attorney. Tax Map cannot be split with one portion annexed while the other remains unincorporated. Property has since been purchased by Mr. Patel alleviating any legal issues.

PC recommended approval of annexation and a zoning to NB (Neighborhood Business) with the stipulations listed below. PC raised concerns that the applicant did not provide a specific plan of action for the property.

OPTIONS:

Approve/Deny or Table

Approve with stipulations: 1. Twenty-five percent of the trees removed be replaced. 2. A 30-foot planted buffer be installed around the perimeter of any development. 3. The Planning Department, the Planning Commission and the Mayor and Council shall approve any proposed site plan. 4. When development of said parcel occurs a security fence no less than six feet in height shall be erected around any development but shall not be required around the entirety of the parcel unless said development encompasses such. 5. Any proposed security lighting shall be full cutoff, downlight only and shall be placed to avoid light spillage onto neighboring properties.

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Development

REQUESTED BY: R. Irvin



# DAWSONVILLE CITY COUNCIL PLANNING COMMISSION ACTION SUMMARY FOR AGENDA ITEM # \_\_\_\_\_

SUBJECT: ANX-C2000032A /ZA-C2000032A Patel

LOCATION: 60 Hwy 136 East

HEARD BY PLANNING COMMISSION ON: 12/09/2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 12/16/2019 WORK SESSION                      01/06/2020 CITY COUNCIL MEETING

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANNING COMMISSION:

PC recommended approval of annexation and a zoning to NB (Neighborhood Business) with the stipulations listed below. PC raised concerns that the applicant did not provide a specific plan of action for the property.

ACTION TAKEN:                      X APPROVE     DENY

REASON FOR DENIAL:

STIPULATIONS:

OR SEE MINUTES

1. Twenty-five percent of the trees removed be replaced.
2. A 30-foot planted buffer be installed around the perimeter of any development.
3. The Planning Department, the Planning Commission and the Mayor and Council shall approve any proposed site plan.
4. When development of said parcel occurs a security fence no less than six feet in height shall be erected around any development but shall not be required around the entirety of the parcel unless said development encompasses such.
5. Any proposed security lighting shall be full cutoff, downlight only and shall be placed to avoid light spillage onto neighboring properties.

PLANNING DIRECTOR:                       DATE: 12-10-19

PC CHAIR OR DESIGNEE:                       DATE: 12/10/19





December 2, 2019

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

Re: Staff Recommendation; ANX-C2000032A and ZA-C2000032A

Mr. Lindsey and Commission,

Mr. Sachinkumar Patel has requested annexation into the City of Dawsonville and an amendment to the current zoning ordinance for a portion of TMP 091 012 consisting of 5 acres, located at 60 Hwy 136 East.

Current conditions and request are as follows:

- Said property is currently within the jurisdiction of Dawson County and zoned RA (Residential/Exurban Agricultural).
- The applicant has completed the purchase of the property.
- The applicant is requesting annexation into the City of Dawsonville and a change in zoning to HB (Highway Business).
- The parcel in question is at the intersection of two state highways Hwy 9 and Hwy 136. All other corners of this intersection have previously been annexed two of which are zoned HB and the other R-1 with a nonconforming grandfathered business at that location.
- It is typical to see the corners of a rural intersection to experience commercial growth of this nature, mixing new appropriate commercial zonings with older grandfathered uses typically with service type businesses such as gas stations, small markets, etc.
- The adjoining residential properties both the annexed and unincorporated parcels are owned by the seller and or family of the seller of the parcel in question and no objections have been raised by them.

This request is consistent with the City of Dawsonville Comprehensive Plan.

I have spoken with adjoining property owner who are in favor of this request with the condition that a security fence be erected around any development that occurs to prevent unwanted trespassing and foot traffic onto their properties. Adjoining property owners are

not requesting a security fence around the entire 5 acres but only around the area which is developed.

If approved this office would recommend the following stipulations:

- All lighting shall be full cutoff down light only as to prevent light spillage onto neighboring properties
- When development of said parcel occurs a security fence no less than six feet in height shall be erected around any development but shall not be required around the entirety of the parcel unless said development encompasses such.

Please let me know if you have any questions regarding this matter.

Sincerely,



R.J. Irvin  
Planning Director, City of Dawsonville



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 # C2-000032A

FEE \$250.00 (NONREFUNDABLE) Date Paid 9/15/19 Cash /Ck# 1017

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED ?** YES NO

Applicant Name(s): SACHINKUMAR PATEL

Mailing Address 2131 HWY 9 N City Dawsonville State ga Zip 30534

E-Mail [REDACTED]

Applicant Telephone Number(s): 404-817-1988

Property Owner's Name(s): SACHINKUMAR PATEL

Mailing Address 2131 HWY 9 N City Dawsonville State ga Zip 30534

E-Mail [REDACTED]

Property Owner's Telephone Number(s): 404 817 1988

Address of Property to be Annexed: 60 HWY 136 E VACANT LOT

Tax Map & Parcel # \_\_\_\_\_ Property Size in Acres: 5.00 Survey Recorded in Plat Book # 84 Page # 232

Land Lot # 193194 District # 13 Section # 1 Legal Recorded in Deed Book # 1377 Page # 150

Current Use of Property: mobile home

County Zoning Classification: RA City Zoning Classification: HR

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





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

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

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

- Intended Use of Land:  Residential  Commercial  
 Existing Structure(s)  Vacant  
 Other (specify) \_\_\_\_\_
- Number of persons currently residing on the property: 1; VACANT  
 Number of persons 18 years or older: 1; Number of persons registered to vote: \_\_\_\_\_
- The number of all residents occupying the property:
 

<input type="checkbox"/> American Indian	<input type="checkbox"/> Alaskan Native
<input type="checkbox"/> Asian	<input type="checkbox"/> Pacific Islander
<input type="checkbox"/> Black, not of Hispanic Origin	<input type="checkbox"/> Hispanic
<input checked="" type="checkbox"/> White, not of Hispanic Origin	<input type="checkbox"/> VACANT

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

**ARC Population Estimate Information**

- Number of existing housing units: 1
- List of Addresses for each housing unit in the annexed area at the time of the annexation:  
60 HWY 136 E Dawsonville Ga 30534
- Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):  
Demolish or Moved?
- Names of affected Subdivision: None
- Name of affected Multi-Family Complex: None
- Names of Group Quarters (dormitories, nursing homes, jails, etc.):  
None
- Names of affected Duplexes: None
- Names of Mobile Home Parks: None





**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 60 Hwy 136 E - 5 Acres (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)	<u>[Signature]</u> Property Owner Signature	<u>SACHINKUMAR PATEL</u> Property Owner Printed Name
(2)	_____ Property Owner Signature	_____ Property Owner Printed Name
(1)	<u>[Signature]</u> Applicant Signature	<u>SACHINKUMAR PATEL</u> Applicant Printed Name
(2)	_____ Applicant Signature	_____ Applicant Printed Name

Sworn to and subscribed before me  
 this 12 day of November 20 19.



Nalita Y. Copeland  
 NOTARY PUBLIC  
 Dawson County, Georgia  
 My Commission Expires  
 May 15, 2023

[Signature]  
 Notary Public, State of Georgia

My Commission Expires: May 15, 2023

Notary Seal

Annexation Application Received Date Stamp: Rec'd 11/12/19 Completed Application with Signatures  
 Rec'd 11/12/19 Current Boundary Survey  
 Rec'd 11/12/19 Legal Description  
 Rec'd 11/12/19 ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 12/9/19

Dates Advertised: 11/20/19

1<sup>st</sup> City Council Reading Date: 12/16/19

2<sup>nd</sup> City Council Reading Date: 1/6/2020

Approved: YES NO

Date Certified Mail to: 11/15 County Board of Commissioners & Chairman 11/15 County Manager 11/15 County Attorney

Letter Received from Dawson County Date: \_\_\_\_\_



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

**Zoning Amendment  
 Adjacent Property Owners**

ZA# C2-000032A TMP# \_\_\_\_\_

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

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

TMP # 091 010 1. Name(s): Crawford West Properties LLC  
2279 Hwy 9 N Address: PO Box 269  
Dixie 30534

TMP # 091 010 2. Name(s): Greg Cox  
007 Address: 285 Hwy 136 E  
Dawsonville GA 30534

TMP # 091 059 3. Name(s): Copeland / Whittington  
 Address: 106 Hwy 136 E  
Dawsonville GA 30534

TMP # \_\_\_\_\_ 4. Name(s): Myrna West  
 Address: PO Box 331  
Dawsonville GA 30534

TMP # \_\_\_\_\_ 5. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

TMP # \_\_\_\_\_ 6. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

TMP # \_\_\_\_\_ 7. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

TMP # \_\_\_\_\_ 8. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

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

The applicant is responsible for mailing the Public Notice (prepared by the Planning Dept.) to each adjacent property owner via Certified Mail or pays the additional postage to the City to mail.

Prepared by/Return to:  
Shelly Townley Martin  
133 Prominence Court  
Suite 110  
Dawsonville, Georgia 30534

Filed 11/08/2019 09:05AM  
Bk 01377 Pg 0150  
Deed Doc: WD  
Georgia Transfer Tax Paid : \$500.00  
0422019001924  
Penalty: \$0.00 Interest: \$0.00  
Participants: 6439202991  
JUSTIN POWER, Clerk of Superior Court  
DAWSON County, Georgia

STATE OF GEORGIA  
COUNTY OF DAWSON

WARRANTY DEED

THIS INDENTURE, made this 6 day of November, 2019 between MYRNA YVONNE WEST formerly known as Myrna W. Copeland and Mrs. Myrna West Stephens, Grantor and SACHINKUMAR PATEL, Grantee,

WITNESSETH:

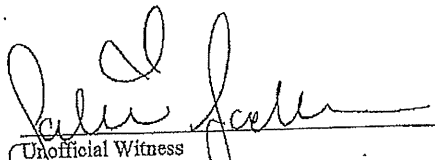
That the said Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee the following described property, to wit:

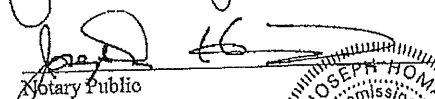
All that tract or parcel of land lying and being in Land Lots 193 and 194 of the North Half of the 13th District, 1st Section, Dawson County, Georgia containing 5.00 acres, more or less, as shown on a plat prepared by Nathan M. McClure, Georgia Registered Land Surveyor, McClure Surveying, Inc., dated August 1, 2019, revised September 20, 2019; and revised October 1, 2019, filed October 8, 2019, recorded in Plat Book 84, Page 232, Dawson County, Georgia Records, which is incorporated herein by reference for a more complete description of the property described herein.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in FEE SIMPLE, and the said Grantor WARRANTS the title to same against the lawful claims of all persons whomsoever.

Whenever there is a reference herein to the Grantor or the Grantee, the singular included the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.


IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first written above.

  
Unofficial Witness

  
Notary Public

My commission expires: \_\_\_\_\_



 (SEAL)  
MYRNA YVONNE WEST formerly known as  
Myrna W. Copeland and Mrs. Myrna West Stephens

**LEGAL DESCRIPTION:**

**MYRNA WEST**

**P/O M/P #091-012**

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOTS 193 & 194, OF THE NORTH HALF OF THE 13<sup>TH</sup> DISTRICT, 1ST SECTION, OF DAWSON COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

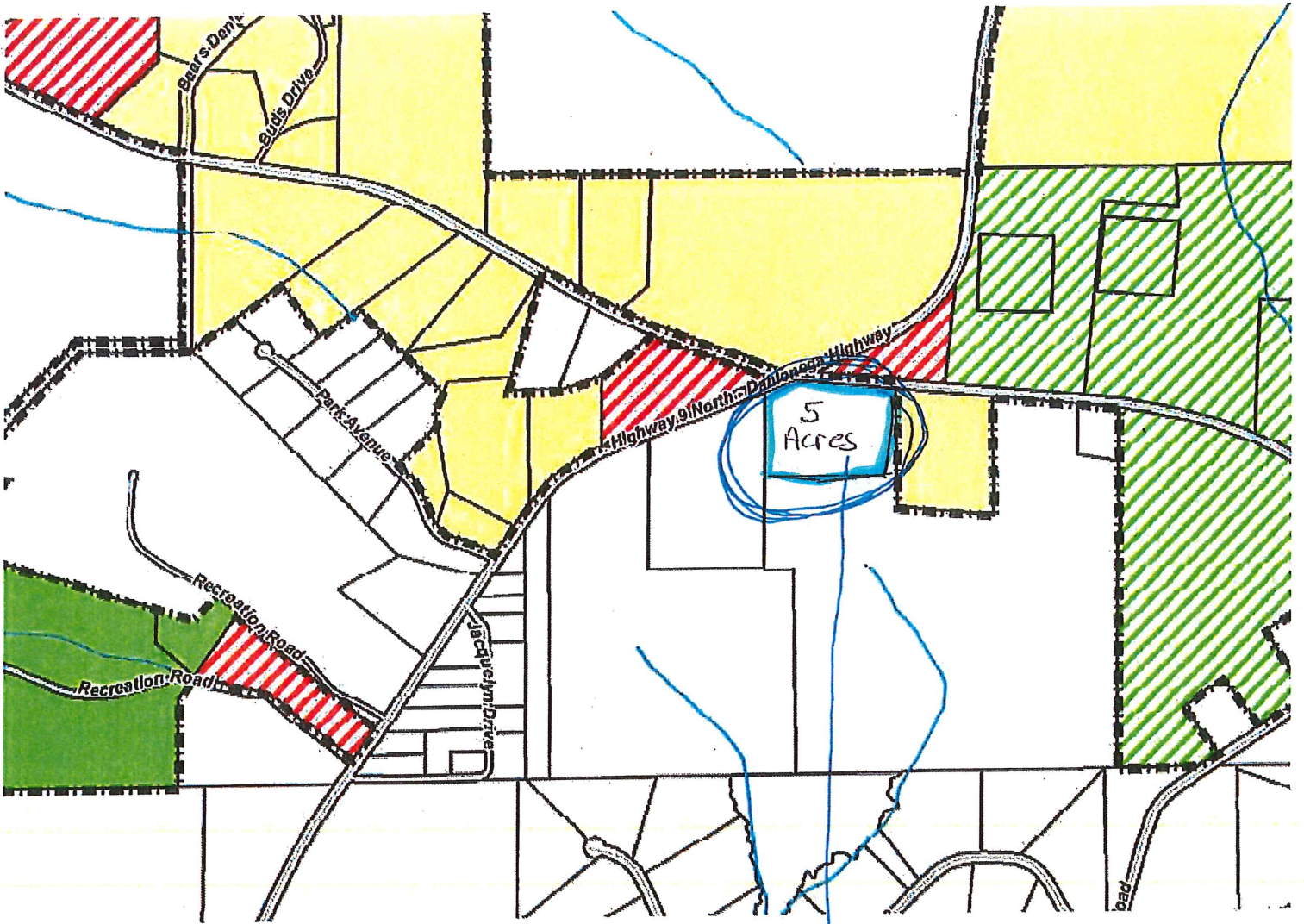
BEGINNING AT AN IPF 5/8" ROD BEING THE CORNER COMMON TO LAND LOTS 193, 194, 246, & 247, THIS BEING THE TRUE POINT OF BEGINNING;

FROM SAID TRUE POINT OF BEGINNING,  
THENCE North 87 DEGREES 21 MINUTES 58 SECONDS West  
FOR A DISTANCE OF 377.26 FEET TO A IPS#4RB;  
THENCE North 01 DEGREES 19 MINUTES 40 SECONDS West FOR A DISTANCE OF  
236.28 FEET TO AN IPF-#5RB ON THE SOUTHERLY R/W OF GA HWY #9 (80' R./W);  
THENCE ALONG SAID R/W, North 68 DEGREES 57 MINUTES 44 SECONDS East  
FOR A DISTANCE OF 246.76 FEET TO A IPS#4RB AT THE INTERSECTION WITH THE  
SOUTHWESTERLY R/W OF GA HWY #136 (100' R/W);  
THENCE ALONG SAID R/W, South 84 DEGREES 54 MINUTES 25 SECONDS East  
FOR A DISTANCE OF 510.85 FEET TO A IPF#4RB;  
THENCE LEAVING SAID R/W, South 08 DEGREES 38 MINUTES 02 SECONDS West  
FOR A DISTANCE OF 282.97 FEET TO A IPS#4RB;  
THENCE South 86 DEGREES 53 MINUTES 57 SECONDS West  
FOR A DISTANCE OF 314.79 FEET TO AN IPF 5/8" ROD,  
THIS BEING THE TRUE POINT OF BEGINNING.

THENCE SAID TRACT HAVING AN AREA OF 217,800.00 SQUARE FEET~5.000 ACRES.







5 Acre portion of  
TMP 091 012

City Zoning Map









November 15, 2019

**CERTIFIED MAIL**

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

Re: Annexation of Property of City of Dawsonville; ANX-C2000032A

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; December 16, 2019 at 5:30pm and January 6, 2020 at 5:30pm.


This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of City of Dawsonville. 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, map, deed, legal description and recorded survey 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. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

  
Robbie Irvin  
Planning Director  
City of Dawsonville

Enclosures

cc: David Headley, County Manager  
County Attorney





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

**Zoning Amendment Application**

Request # ZA- C2000032-A  Condition/Stipulation Change

Original ZA # N/A

Applicant Name(s): SACHIN KUMAR PATEL

Address: 2131 HWY 9 NORTH City: Dawsonville Zip: ga 30534

Phone: 404 817 1988 Cell Phone: [REDACTED]

Signature(s) [Signature] Date 09-15-19

Property Address: 60 HWY 136 E Dawsonville ga 30534

Directions to Property from City Hall: 2 miles north on Hwy 9, on right as turn onto 136 E.

Tax Map # 5Airc Parcel # 091-012 Current Zoning\*: County - RA

Land Lot(s): 193-194 District: 13 Section: 1

Subdivision Name: N/A Lot # \_\_\_\_\_

Acres: 5.41 Current Use of Property: Mobile home residence to be moved

Has a past Request of Rezone of this property been made before? NO If yes, provide ZA # \_\_\_\_\_ or demolished

**The applicant request:**

Rezoning to zoning category: HB Special Use permit for: \_\_\_\_\_

Proposed use of property if rezoned is: Commercial

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

Is an Amenity area proposed \_\_\_\_\_, if yes, what \_\_\_\_\_

If Commercial: Total Building area proposed TBD (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 Septic

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

09-15-19  
 Date

Office Use Only: <u>Resubmt- 11/12/19</u>	Amount Paid \$ <u>750 + cost</u>	Check # _____	/Cash
Date Completed Application Rec'd <u>9/19/19</u>	Dates Advertised: <u>9/23</u>	_____	
Date of Planning Commission Meeting: <u>10/2/19</u>	Dates Advertised: <u>9/23</u>	_____	
Date of City Council Meeting: <u>10/2/19</u>	Dates Advertised: <u>9/23</u>	_____	
Postponed: YES NO Date: _____	Rescheduled for next Meeting: _____	_____	
Approved by Planning Commission: YES NO	Approved by City Council: YES NO	_____	



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

**Zoning Amendment  
 Authorization**

Property Owner Authorization

I / We SACHINKUMAR PATEL hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 60 HWY 136 E  
S ACP. CORNER lot TMP 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 SACHINKUMAR PATEL  
 Signature of Applicant or Agent [Signature] Date \_\_\_\_\_  
 Mailing Address 2131 HWY 9 NORTH  
 City Dawsonville State Ga Zip 30534  
 Telephone Number 404 817 1988

Printed Name of Owner(s) SACHINKUMAR PATEL  
 Signature of Owner(s) [Signature] Date 11-08-19  
 Date \_\_\_\_\_

Sworn to and subscribed before me  
 this 8 day of November 2019.

Nalita Y. Copeland  
 Notary Public, State of Georgia



Nalita Y. Copeland  
 NOTARY PUBLIC  
 Dawson County, Georgia  
 My Commission Expires  
 May 15, 2023

My Commission Expires: May 15, 2023

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.)





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

**Zoning Amendment  
Campaign Disclosure**

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

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 \$ 0 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

09-15-15

\_\_\_\_\_  
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 Phone:  
 (706) 265-3256

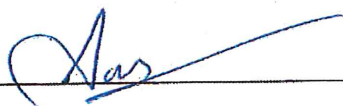
**Zoning Amendment  
 Notice of R-A Adjacency**

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

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non 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.

Applicant Signature  Date 09-15-15

Application Number: \_\_\_\_\_

Sworn to and subscribed before me  
 this 15 day of September 2019.



Nalita Y. Copeland  
 NOTARY PUBLIC  
 Dawson County, Georgia  
 My Commission Expires  
 May 15, 2023

  
 Notary Public, State of Georgia

My Commission Expires: May 15, 2023

Notary Seal





**City Council:**  
Jason Power  
Caleb Phillips  
Stephen Tolson  
Mark French



Michael Eason  
Mayor

Robert Bolz  
City Manager

Beverly Banister  
City Clerk

Robbie Irvin  
Planning Director

Nalita Y Copeland  
Zoning Administrator

**Planning Commission:**

Troy Lindsey, Chairman  
Anna Tobolski  
Matt Fallstrom  
Susan Theisen

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

The following public hearings will be heard by the City of Dawsonville Planning Commission or the City of Dawsonville City Council at 5:30 p.m. 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 attend.

**ANX-C2000032A and ZA-C2000032A:** Sachinkumar Patel has petitioned to annex into the city limits of Dawsonville 5 Acres located at 60 Hwy 136 East and being in Land Lots 193 and 194, 13<sup>th</sup> District, 1<sup>st</sup> Section as shown on a plat prepared by Nathan McClure dated August 1, 2019 and revised October 1, 2019 and recorded in Plat Book 84 on Page 232; with Warranty Deed being recorded on November 8, 2019 in Deed Book 1377 on Page 150. Applicant is also requesting to rezone from County Zoning of RA (Residential Exurban/Agricultural) to City Zoning of HB (Highway Business). Public Hearing Dates: Planning Commission on December 9, 2019 at 5:30 p.m. and City Council on December 16, 2019 at 5:30 p.m. and January 6, 2020 at 5:00 p.m.

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*



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

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

<b>INVOICE #</b>
I2000179

INVOICE DATE: 09/18/19  
 DUE DATE: 10/18/19

ACCOUNT ID: P-000459 PIN: 707972  PATEL SACHINKUMAR 60 HWY 136 EAST DAWSONVILLE GA, 30534
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PERMIT INFORMATION  
 PERMIT NO: C2000032  
 LOCATION: 60 HWY 136 EAST  
 OWNER: PATEL SACHINKUMAR

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2000032		
1.0000	P-0154	ANNEXATION Permit No: C2000032	250.000000	250.00
1.0000	P-0129	Zoning Request to HB Permit No: C2000032	500.000000	500.00
5.0000/ACR	P-0132	Zoning Request to HB per Acre Permit No: C2000032	50.000000	250.00
3.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C2000032	6.800000	20.40
		TOTAL DUE:		\$ 1,020.40
		Prn Payment: 09/18/19 CK 1017		-1,020.40
		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 #: I2000179  
 DESCRIPTION: Permit No: C2000032  
 ACCOUNT ID: P-000459 PIN: 707972  
 DUE DATE: 10/18/19  
 TOTAL DUE: \$ 0.00

PATEL SACHINKUMAR  
 60 HWY 136 EAST  
 DAWSONVILLE GA, 30534





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 13

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SUBJECT: 2020 MAYOR PRO-TEM APPOINTMENT

CITY COUNCIL MEETING DATE: 12/16/2019

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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 APPOINT THE 2020 MAYOR PRO-TEM**

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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: Mike Eason, Mayor





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 14

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SUBJECT: STAFF REPORT: CITY MANAGER

CITY COUNCIL MEETING DATE: 12/16/2019

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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

## **CITY MANAGER'S REPORT**

**DECEMBER 16, 2019**

- 1. Update – Main Street Park**
- 2. Update – Farmer's Market**
- 3. Update – Sidewalk Perimeter Road from Shoal Creek to Rain Hill subdivision entrance**
- 4. Update – Bar Screen Improvement & Sewage Pond Stabilization**
- 5. Update – Well #110 Filter Upgrade**
- 6. Paving Update – Angela Lane awaiting Reclamation Bid for Comparison to Milling/Paving**
- 7. Paving Update – Perimeter Road Milling/Paving LMIG (Local Maintenance Improvement Grant) Joint Project with the County to be completed in June 2020**



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 15

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SUBJECT: STAFF REPORT: FINANCE ADMINISTRATOR

CITY COUNCIL MEETING DATE: 12/16/2019

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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 PRESENT FUND BALANCE AND ACTIVITY THROUGH NOVEMBER 30, 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 - November 30, 2019

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Taxes	\$ 1,585,569	\$ 751,724	47.41%
Licenses and permits	144,875	69,531	47.99%
Intergovernmental revenues	75,940	25,939	34.16%
Fees	266,000	71,466	26.87%
Other	<u>102,100</u>	<u>52,766</u>	<u>51.68%</u>
 Total revenues	 <u>2,174,484</u>	 <u>971,426</u>	 <u>44.67%</u>
 <b>EXPENDITURES</b>			
Department:			
Council	107,625	36,197	33.63%
Mayor	42,020	4,604	10.96%
Elections	14,000	-	0.00%
Administration	802,271	335,753	41.85%
City Hall building	154,000	65,007	42.21%
Animal control	2,000	404	20.20%
Roads	506,484	218,529	43.15%
Parks	108,940	174,265	159.96%
Planning and zoning	382,644	171,542	44.83%
Economic development	<u>54,500</u>	<u>5,000</u>	<u>9.17%</u>
 Total expenditures	 <u>2,174,484</u>	 <u>1,011,301</u>	 <u>46.51%</u>
 TOTAL REVENUES OVER EXPENDITURES		 (39,875)	
Transfer in From Reserves		<u>39,875</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA  
WATER, SEWER, AND GARBAGE FUND  
July 1, 2019 - November 30, 2019

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Water fees	\$ 680,000	\$ 308,782	45.41%
Sewer fees	794,000	352,204	44.36%
Garbage fees	171,000	76,202	44.56%
Miscellaneous	<u>194,994</u>	<u>28,453</u>	<u>14.59%</u>
Total revenues	<u>1,839,994</u>	<u>765,641</u>	<u>41.61%</u>
<b>EXPENDITURES</b>			
Depreciation	430,000	172,090	40.02%
Garbage service	152,950	66,270	43.33%
Group insurance	89,450	40,354	45.11%
Insurance	35,000	4,336	12.39%
Interest	111,000	45,675	41.15%
Payroll taxes	24,306	10,570	43.49%
Professional	135,000	38,947	28.85%
Miscellaneous	85,600	18,841	22.01%
Repairs/supplies	231,500	64,762	27.97%
Retirement	16,500	6,488	39.32%
Salaries	317,738	139,240	43.82%
Technical services	66,000	12,288	18.62%
Utilities	<u>144,950</u>	<u>56,630</u>	<u>39.07%</u>
Total expenditures	<u>1,839,994</u>	<u>676,491</u>	<u>36.77%</u>
<b>INCOME (LOSS)</b>		<u><u>89,150</u></u>	

## CITY OF DAWSONVILLE, GEORGIA

## SPLOST

July 1, 2019 - November 30, 2019

## SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	1,417,000	569,528	40.19%
Interest	8,000	1,167	14.59%
Other	<u>387,912</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>1,812,912</u>	<u>570,695</u>	<u>31.48%</u>
EXPENDITURES (Capital Outlays)			
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	<u>-</u>	<u>419,951</u>	<u>0.00%</u>
Total expenditures	<u>1,812,912</u>	<u>1,464,445</u>	<u>80.78%</u>
TOTAL REVENUES OVER EXPENDITURES		(893,750)	
Transfer in From Reserves		<u>893,750</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	