

AGENDA
CITY COUNCIL REGULAR MEETING AND WORK SESSION
City Hall, G.L. Gilleland Council Chambers
Monday, November 16, 2020
5:00 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
 - a. Approve Minutes
 - Regular Meeting held November 2, 2020
 - Executive Session held November 2, 2020
 - b. Approve FY 2021 Local Maintenance & Improvement Grant (LMIG)
8. Employee Recognition

PUBLIC HEARING

9. **ANX C2100043 and ZA C2100043**: Allen Street Properties LLC and B & K Turner Family LLP have petitioned to annex into the city limits of Dawsonville the 74.865 acre tract known as a portion of TMP 090 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 14, 2020 and November 9, 2020. City Council on November 16, 2020. City Council for a decision on December 7, 2020.
Postponed from September 14, 2020 until November 9, 2020

BUSINESS

WORK SESSION

STAFF REPORTS

10. Bob Bolz, City Manager
11. Hayden Wiggins, Finance Administrator

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

ADJOURNMENT

The next scheduled City Council meeting is December 7, 2020

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



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7

SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 11/16/2020

PURPOSE FOR REQUEST:

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

- a. Approve Minutes
 - Regular Meeting held November 2, 2020
 - Executive Session held November 2, 2020
 - b. Approve FY 2021 Local Maintenance & Improvement Grant (LMIG)
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 11/16/2020

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from: Annual Budget Capital Budget Other

Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO APPROVE THE MINUTES FROM:

- **REGULAR MEETING HELD NOVEMBER 2, 2020**
 - **EXECUTIVE SESSION HELD NOVEMBER 2, 2020**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers, City Hall 2nd Floor
Monday, November 2, 2020
5:00 P.M.

1. **CALL TO ORDER:** Mayor Mike Eason called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember John Walden, Councilmember Mark French, Councilmember Caleb Phillips, Councilmember Stephen Tolson, City Attorney Paul Mitchell, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard and Planning Director David Picklesimer.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember Tolson.
4. **ANNOUNCEMENTS:** Mayor Mike Eason reminded everyone to vote tomorrow. Moonshine Festival was a success last weekend for vendors and visitors.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by S. Tolson; second by C. Phillips. 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, b) made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting and Work Session held October 19, 2020
 - Executive Session held October 19, 2020
 - b. Approve 2021 Meeting Calendar (Exhibit "A")
8. **EMPLOYEE RECOGNITION:** Mayor and Council recognized Trampas Hansard for completing the Level 3 Code Enforcement Officer Leadership and Management Certificate Program and presented him with a plaque.

BUSINESS

9. **DAWSON COUNTY FIRE/EMS OVERVIEW – PRESENTED BY FIRE CHIEF DANNY THOMPSON:** Fire Chief Danny Thompson provided an overview of the Dawson County Fire and Emergency Services including staffing, ISO ratings and its impact, growth within the County and its cost impact on Fire and EMS services.
10. **BID SELECTION – CONSTRUCTION AND REPAINTING OF BURT'S CROSSING ELEVATED TANK:** Motion to award the bid to Southeastern Tank & Tower, Inc. in the amount of \$192,000.00 to be paid out of the FY 2021 Enterprise fund made by M. French; second by S. Tolson. Vote carried unanimously in favor. (Exhibit "B")
11. **APPOINTMENTS:** Motion to approve the following appointments:
 - Angie Smith to the Historic Preservation Commission: 12/01/2020 – 11/30/2023
 - Sarah Carte to the Historic Preservation Commission: 12/01/2020 – 11/30/2023
 - Sue Theisen to the Planning Commission Post #3: 01/01/2021 – 12/31/2023
 - Anna Tobolski to the Planning Commission Post #4: 01/01/2021 – 12/31-2023

Made by C. Phillips; second by S. Tolson. Vote carried unanimously in favor.

EXECUTIVE SESSION:

At 5:31 p.m. a motion to close regular session and go into executive session for personnel and potential litigation was made by S. Tolson; second by M. French. Vote carried unanimously in favor.

At 6:25 p.m. a motion to close executive session and resume regular session was made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor.

ADJOURNMENT:

At 6:27 p.m. a motion to adjourn the meeting was made by M. French; second by S. Tolson. Vote carried unanimously in favor.

**MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers, City Hall 2nd Floor
Monday, November 2, 2020
5:00 P.M.**

By: CITY OF DAWSONVILLE

Mike Eason, Mayor

Caleb Phillips, Councilmember Post 1

Stephen Tolson, Councilmember Post 2

John Walden, Councilmember Post 3

Mark French, Councilmember Post 4

Attested: _____
Beverly A. Banister, City Clerk

STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

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

1. The City of Dawsonville Council met in a duly advertised meeting on November 2, 2020.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5³¹ p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

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

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

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

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

Other _____ as provided in: _____


This 2nd day of November 2020; By the City of Dawsonville, Mayor and Council.


Mike Eason, Mayor

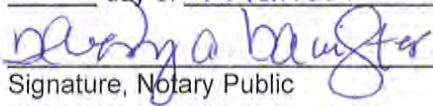

Caleb Phillips, Councilmember Post #1


Stephen Tolson, Councilmember Post #2


John Walden, Councilmember Post #3


Mark French, Councilmember Post #4

Sworn to and subscribed before me this 2 day of November, 2020.


Signature, Notary Public

My Commission expires: Feb 18, 2024



PUBLIC NOTICE

2021 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:

2021 City Council Regular Meetings at 5:00 pm

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

2021 City Council Regular Meetings and Work Sessions at 5:00 pm

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

2021 Planning Commission Meetings at 5:30 pm

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

2021 Historic Preservation Commission Meetings at 5:30 pm

FEB 22 APR 26 JUN 28 AUG 23 OCT 25 DEC 14

2021 Downtown Development Authority Meetings at 5:30 pm

JAN 25 MAR 22 MAY 24 JUL 26 SEP 27 NOV 22

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.

RESOLUTION


WHEREAS bids were received by the City of Dawsonville October 22, 2020, Repainting of Burt's Crossing Elevated Tank, and

WHEREAS the low, responsible, responsive bidder is Southeastern Tank & Tower, Inc. of Lake Park, Georgia with a bid in the amount of \$192,000.00, and


WHEREAS the low bidder, Southeastern Tank & Tower, Inc., appears to have the necessary financial and technical ability to complete the project,

BE IT THEREFORE resolved the City of Dawsonville hereby makes contract award of the construction contract to the low bidder, Southeastern Tank & Tower, Inc. of Lake Park, Georgia, in the amount of \$192,000.00.

THIS RESOLUTION was passed by a vote of 4 to 0 at a regular meeting of the Mayor and Council on November 2, 2020.

 Attest: 
Clerk

CITY OF DAWSONVILLE


Mike Eason, Mayor



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7b

SUBJECT: 2021 LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG)

CITY COUNCIL MEETING DATE: 11/16/2020

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL OF THE FY 2021 LMIG APPLICATION TO MILL, PAVE AND STRIPE MEMORY LANE, TO APPROVE THE 30% MATCH OF \$9,854.92 AND TO ROLLOVER THE FUNDS INTO FY 2022 TO COMBINE TWO YEARS OF LMIG FUNDING TO HELP PAY FOR THIS PROJECT

HISTORY/ FACTS / ISSUES:

- **FY 2021 LMIG FUNDING, INCLUDING 30% MATCH IS \$42,704.64**
 - **TOTAL PROJECT COST AS ESTIMATED BY TURNIPSEED ENGINEERS WILL BE APPROXIMATELY \$144,000**
 - **30% OF \$9,854.92 IS BUDGETED IN THE FY2021 ROADS BUDGET**
-

OPTIONS:

APPROVE, AMEND OR DENY

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Trampas Hansard, Public Works Director



Russell R. McMurry, P.E.,
Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

July 22, 2020

Mr. Mike Eason, Mayor
City of Dawsonville
P.O. Box 6
Dawsonville, Georgia 30534

RE: Fiscal Year 2021 Local Maintenance & Improvement Grant (LMIG) Program

Dear Mayor Eason:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2021 LMIG Program. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2021 LMIG Application, please visit the Department's website at www.dot.ga.gov/PS/Local/LMIG. This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, Jeramy Durrence, at 404-694-6545 for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form for Fiscal Year 2018 projects and all other prior years unless previously approved to combine funding for Fiscal Years' 2018, 2019, and 2020. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

All electronic LMIG applications must be received no later than February 1, 2021. Failure to submit applications by the deadline may result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2021 Program is **\$32,849.72** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you should have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 631-1002. Thank you for your attention and cooperation in this matter.

Sincerely,

A handwritten signature in blue ink that reads 'Russell R. McMurry'.

Russell R. McMurry, P.E.
Commissioner

cc: Mr. Kelvin Mullins; Hon. Kevin Tanner; Hon. Steve Gooch; Ms. Emily Dunn

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL
MAINTENANCE & IMPROVEMENT GRANT (LMIG)
APPLICATION FOR FISCAL YEAR 20²¹
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

LOCAL GOVERNMENT INFORMATION

Date of Application: November 16, 2020

Name of local government: City of Dawsonville

Address: 415 Hwy 53 E, Suite 100, Dawsonville, GA 30534

Contact Person and Title: Trampas Hansard, Public Works Director

Contact Person's Phone Number: (706) 265-3256

Contact Person's Fax Number: (706) 265-4214

Contact Person's Email: trampas.hansard@dawsonville-ga.gov

Is the Priority List attached?

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, Mike Eason (Name), the Mayor (Title), on behalf of City of Dawsonville (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act of 1989 (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), and the Local Government Budgets and Audits Act (O.C.G.A. 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment ACT (TIA).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL
MAINTENANCE & IMPROVEMENT GRANT (LMIG)
APPLICATION FOR FISCAL YEAR 20²¹**

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a roadway or bridge shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department’s Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government: 100707
E-Verify Number

_____(Signature)

Sworn to and subscribed before me,

Mike Eason (Print)

This ____ day of _____, 20__.

Mayor / Commission Chairperson

In the presence of:

_____(Date)

NOTARY PUBLIC

LOCAL GOVERNMENT SEAL:

My Commission Expires:

NOTARY SEAL:



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 11/16/2020

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO RECOGNIZE GARY BARR FOR 30 YEARS OF SERVICE AND ON HIS RETIREMENT

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM #9 Public Hearing

SUBJECT: ANX/ZA C2100043

DATE(s): _____ WORK SESSION _____ 11/16/2020 CITY COUNCIL MEETING

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

ANX C2100043 and ZA C2100043: Allen Street Properties LLC and B & K Turner Family LLP have petitioned to annex into the city limits of Dawsonville the 74.865-acre tract known as a portion of TMP 090 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 14, 2020, November 9, 2020, and City Council on November 16, 2020. City Council for a decision on December 7, 2020.

HISTORY/ FACTS / ISSUES

The property fronts on the east side of Perimeter Road from Turner Drive to Dawson County High School.

The request is to develop 74.865-acre tract into 124 lots.

The density will be 1.66.

Traffic Study has been performed.

Planning Commission held Public Hearings on 9/14/2020 and 11/9/2020. Several citizens voiced concerns in opposition.

PC recommended denial due to this Annexation creating a unincorporated island and traffic concerns.

OPTIONS:

Public hearing only

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning & Zoning

REQUESTED BY: David Picklesimer

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

11/10/2020

To: City of Dawsonville Planning Commission, Mayor and Council Members

From: David Picklesimer, Planning and Zoning Director

Reference: ANX C2100043 and ZA C2100043 Planning and Zoning Department Summary

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

BACKGROUND

1. The Applicant previously submitted an annexation and rezoning request (C8-00209) from County RSR and RA to City R3 zoning district and withdrew the request on 9/27/18.
2. The Subject Property adjoins county-zoned residential on the east and north side. The Subject Property also adjoins City-zoned institutional district on the south and west side. Property located on the west side of Perimeter Rd is zoned City R3 district.
3. City water and sewer infrastructure is located on Perimeter Rd.
4. Planning Commission held public hearings on 9/14/2020 and 11/9/2020. The Commission voted to deny the application due to this Annexation creating a unincorporated island and traffic concerns.

ISSUES FOR CONSIDERATION

5. In a letter dated November 2, 2020, Linda Dunlavy, on behalf of the Etowah Water and Sewer Authority, asserted that the Subject Property is within EWSA's water and sewer service area. (See attached letter from Linda Dunlavy on behalf of EWSA.) The City disputes Ms. Dunlavy's assertions. If the Applicant's request is approved, the Planning and Zoning Department is requesting that it be conditioned upon a clarification that the City has the right to provide both water and sewer services prior to the issuance of any LDP.
6. The Applicant's request includes a site plan for 124 new residential lots, but it appears to be part of a multi-phase project that will include additional residential lots. Residential developments containing more than 125 new lots are considered to be a "Development of Regional Impact" and must meet additional review criteria. Pursuant to the rules of the Georgia Department of Community Affairs for multi-phased developments (DCA Chapter 110-12-3-.05(3)), whenever a future phase of this project is submitted for approval that brings the total number of new lots above 125, the proposed new phase, plus any incomplete portions of the project, must be submitted as a DRI to the Georgia Mountains Regional Commission. The Planning and Zoning Department requests that any potential approval be conditioned upon compliance with the DRI rules prior to any development by Applicant of its adjacent properties.

7. The Applicant's request would create an unincorporated island at the corner of Allen Street and Perimeter Road (tax parcel no. 093-005). This parcel is owned by the Dawson County School District and is the site of a Dawson County School District maintenance shop. This parcel would have to be annexed into the City contemporaneously with, or before, approval of the Applicant's request.

ADDITIONAL RECOMMENDED CONDITIONS IF APPROVED

8. If the zoning amendment is approved, the Planning and Zoning Department requests a zoning condition requiring the Applicant to construct an engineered solar-powered high-intensity activated crosswalk at the existing crosswalk to provide pedestrian access across Perimeter Road to Dawson County High School.
9. If the zoning amendment is approved, and if Turner Drive is used as the required second access point, the Planning and Zoning Department requests a zoning condition requiring the Applicant to construct this access road with a roadway base at least 22 feet wide and with the pavement section at least 20 feet wide. Roadway base and asphalt thickness of this access road shall meet the jurisdiction minimum requirements. If a gate is installed on Turner Drive we recommend a means of vehicle turn around on the City maintained section and the gate design and installation must meet at least the 2015 International Fire Code section D103.5.
10. If the zoning amendment is approved, the Planning and Zoning Department requests a zoning condition requiring the Applicant to install a roundabout that meets GDOT standards at the intersection of Allen Street and Perimeter Road.

APPENDIX D

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Methods of locking shall be submitted for approval by the *fire code official*.
7. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

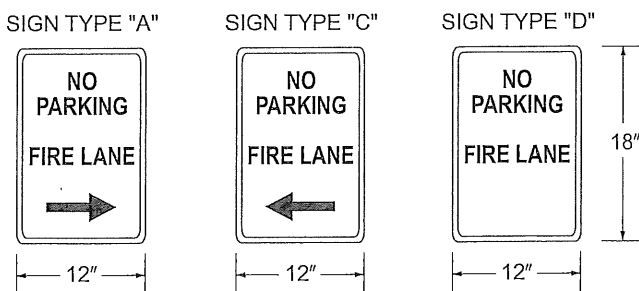


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one

side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m²) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520 m²) that have a single *approved* fire apparatus access road when all buildings are equipped throughout with *approved automatic sprinkler systems*.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, November 9, 2020
5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes: Planning Commission Regular Meeting held October 12, 2020

OLD BUSINESS:

7. **ANX C2100043 and ZA C2100043**: Allen Street Properties LLC and B & K Turner Family LLP have petitioned to annex into the city limits of Dawsonville the 74.865 acre tract known as a portion of TMP 090 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020. **Postponed from September 14th, 2020 until November 9th, 2020**

NEW BUSINESS: NONE

PLANNING DIRECTOR REPORT: NONE

PLANNING COMMISSION REPORTS:

ADJOURNMENT

The next scheduled Planning Commission meeting is December 14, 2020

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. All speakers must sign up to speak at the public hearing itself. There will be a sign-up sheet for speakers located at the entrance to the Council Chambers meeting room.

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
Planning Commission Regular Meeting
5:30 PM, November 9, 2020

| Name | Address |
|---------------------|----------------------------------|
| 1 Liz + Tim Murdock | 15 Turner Drive, Dawsonville, GA |
| 2 Lisa Morris | 22 Turner Drive, Dawsonville, GA |
| 3 Mike Turner | 1090 Oak Haven Dr, Roswell, GA |
| 4 Douglas Flint | 131 E. Main St. Canton, GA |
| 5 Mike Montgomery | 7195 Shady Grove Rd Cumming |
| 6 Tony Hout | 61 Turner Dr Dawsonville |
| 7 Michelle Hout | " " Dawsonville |
| 8 Gabriel Ochoa | 81 Turner Dr Dawsonville |
| 9 | |
| 10 | |
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PLANNING COMMISSION EXECUTIVE SUMMARY FOR AGENDA ITEM # 7

SUBJECT: Public Hearing ANX C2100043 and ZA C2100043

DATE(s): **11/09/2020**

PURPOSE FOR REQUEST:

Hold a Public Hearing for

1. **ANX C2100043 and ZA C2100043**: Allen Street Properties LLC and B & K Turner Family LLP have petitioned to annex into the city limits of Dawsonville the 74.865 acre tract known as a portion of TMP 090 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020. **Postponed from September 14th, 2020 until November 9th, 2020**

HISTORY/ FACTS / ISSUES

OPTIONS:

To approve, deny, table or defer

REQUESTED BY: Stanislav Zaverukha - Permit Technician

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

11/6/2020

To: City of Dawsonville Planning Commission, Mayor and Council Members

From: David Picklesimer, Planning and Zoning Director

Reference: ANX C2100043 and ZA C2100043 Planning and Zoning Department Summary

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

BACKGROUND

1. The Applicant previously submitted an annexation and rezoning request (C8-00209) from County RSR and RA to City R3 zoning district and withdrew the request on 9/27/18.
2. The Subject Property adjoins county-zoned residential on the east and north side. The Subject Property also adjoins City-zoned institutional district on the south and west side. Property located on the west side of Perimeter Rd is zoned City R3 district.
3. City water and sewer infrastructure is located on Perimeter Rd.

ISSUES FOR CONSIDERATION

4. In addition to the Planning Commission's options of recommending approval, approval with conditions, or denial, the Planning Commission "may postpone any application on its own motion to a specified meeting within two months or less of the date of the existing meeting date upon a proper motion duly passed stating the reason for the postponement." (See Sec. 910.1(3)(e)).
5. In a letter dated November 2, 2020, Linda Dunlavy, on behalf of the Etowah Water and Sewer Authority, asserted that the Subject Property is within EWSA's water and sewer service area. (See attached letter from Linda Dunlavy on behalf of EWSA.) The City disputes Ms. Dunlavy's assertions. If the Applicant's request is approved, the Planning and Zoning Department is requesting that it be conditioned upon a clarification that the City has the right to provide both water and sewer services prior to the issuance of any LDP.
6. The Applicant's request includes a site plan for 124 new residential lots, but it appears to be part of a multi-phase project that will include additional residential lots. Residential developments containing more than 125 new lots are considered to be a "Development of Regional Impact" and must meet additional review criteria. Pursuant to the rules of the Georgia Department of Community Affairs for multi-phased developments (DCA Chapter 110-12-3-.05(3)), whenever a future phase of this project is submitted for approval that brings the total number of new lots above 125, the proposed new phase, plus any incomplete portions of the project, must be submitted as a DRI to the Georgia Mountains Regional Commission. The Planning and Zoning Department requests that any potential approval be conditioned upon compliance with the DRI rules prior to any development by Applicant of its adjacent properties.

7. The Applicant's request would create an unincorporated island at the corner of Allen Street and Perimeter Road (tax parcel no. 093-005). This parcel is owned by the Dawson County School District and is the site of a Dawson County School District maintenance shop. This parcel would have to be annexed into the City contemporaneously with, or before, approval of the Applicant's request.

ADDITIONAL RECOMMENDED CONDITIONS IF APPROVED

8. If the zoning amendment is approved, the Planning and Zoning Department requests a zoning condition requiring the Applicant to construct an engineered solar-powered high-intensity activated crosswalk at the existing crosswalk to provide pedestrian access across Perimeter Road to Dawson County High School.
9. If the zoning amendment is approved, and if Turner Drive is used as the required second access point, the Planning and Zoning Department requests a zoning condition requiring the Applicant to construct this access road with a roadway base at least 22 feet wide and with the pavement section at least 20 feet wide. Roadway base and asphalt thickness of this access road shall meet the jurisdiction minimum requirements.
10. If the zoning amendment is approved, the Planning and Zoning Department requests a zoning condition requiring the Applicant to install a roundabout that meets GDOT standards at the intersection of Allen Street and Perimeter Road.



DAWSON COUNTY Public Works

November 5, 2020

Michael Turner
Manager
Allen Street Properties

Engineering

Re: Perimeter Road Development

Geographic
Information Systems

Mr. Turner,

Thank you for taking the time to meet with Bryan Young and I last Wednesday 10/28/2020 with your design team regarding the proposed development of Perimeter Road. Below are a few items we discussed for your records:

Roads/Bridges


- The proposed development is to have a main entrance located at the Perimeter Road and Allen Street intersection, with a second entrance possible at the end of Turner Drive. Turner Drive is a private road and is not maintained by Dawson County Public Works.

Transfer Station

- Dawson County requests that the developer provide a design for a round a bout at the Perimeter Road/Allen Street intersection. Dawson County would then coordinate the solicitation of the intersection improvements through all avenues per county policy. The intersection improvements would be the financial responsibility of Dawson County and others. Any additional rights of way needed will be provided by the developer and the round-a-bout shall be shifted to the east if needed to get proper alignment.
- No additional entrances be permitted off Perimeter Road for the project, and the second means of egress be located along Turner Drive.
- Provide Dawson County a copy of the approved traffic impact study upon completion.
- Lastly, there was a good deal of discussion in regards to the main collector road that would be the main access point at Perimeter Road and Allen Street. Dawson County Public Works would support a road built to County Standards which should connect to Frank Bruce Road. Further comments would be provided when the surrounding land is offered for rezoning and development permits through Dawson County. The road construction would be the responsibility of the developer and would be inspected to verify all county road standards are met in accordance to Dawson County Subdivision regulations.

25 Justice Way
Suite 2232
Dawsonville, GA 30534
Phone 706-344-3501
Fax 706-344-3654

Sincerely,



David McKee

Director of Dawson County Public Works

Dunlavy
Law Group, LLC

Linda I. Dunlavy

1026 B Atlanta Avenue, Decatur, Georgia 30030
Tel: 404-371-4101 FAX: 404-371-8901
ldunlavy@dunlavylawgroup.com www.dunlavylawgroup.com

November 2, 2020

VIA USPS AND E-MAIL TO:

City of Dawsonville Planning Commission Members
And Members of the City Council
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

**RE: Annexation and Zoning Petitions of Allen Street Properties, LLC
+/- 74.85 Acres (ANX C2100043 and ZA C2100043), Parcel 093-004-
001("Subject Property").**

Dear Members of the City Planning Commission, Mayor and Council:

I am General Counsel for the Etowah Water and Sewer Authority and have been asked by its Board of Directors to advise you of the Authority's concerns regarding the above-referenced annexation and rezoning petition. As you undoubtedly know, these applications came before the Planning Commission on September 14, 2020, and were deferred for further consideration until November 9, 2020. This deferral appears to have been precipitated by the observation of Dawson County and the City's Planning & Zoning Director that approval of the annexation petition would result in the creation of an illegal unincorporated island prohibited by O.G.G.A. Section 36-36-4(a). While it is clear under Georgia Law that the City cannot create an unincorporated island via annexation, the Etowah Board has additional concerns.

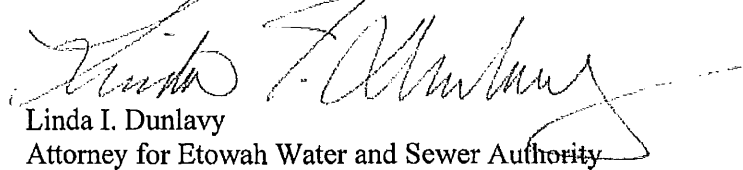
The Authority's sewer service plans include service to the area encompassed by the Subject Property and the Subject Property is within Etowah's designated Service Delivery Area (SDA) for sewer. Etowah has recently spent more than \$1.6 million extending its sewer system up SR9 to Perimeter Road past the recent Thunder Ridge development in preparation for providing service to an area including the Subject Property. Should the City move forward with any plans to provide sewer to the Subject Property, it would have a significant impact on Etowah's service delivery plans and expenditures and would be in contravention with the SDA agreements in effect. For these reasons, the Board wants to go on record as having no objections to the proposed annexation (assuming the unincorporated island prohibition can be addressed) but also wishes to make it clear that any sewer service to the Subject Property must be provided in conformity with existing service delivery areas and agreements concerning same. In other words, should the Subject Property be developed, Etowah is entitled to serve the property per existing agreements, not the City. Should the City decide to move forward with annexation, we trust that the City will make this clear to the applicant so there can be no misunderstanding of the current service delivery areas.

Page Two
Dawsonville Planning Commission Letter
November 2, 2020

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

DUNLAVY LAW GROUP, LLC



Linda I. Dunlavy
Attorney for Etowah Water and Sewer Authority

LID/gwg

CC: Brooke Anderson
Dana Miles, City Attorney
David R. Picklesimer, Director of Planning & Zoning
Allen Street Properties, LLC
Etowah Water and Sewer Board of Directors

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

9/11/2020

To: City of Dawsonville Planning Commission, Mayor and Council Members

Reference: ANX C2100043 and ZA C2100043 Planning Department Summary

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

1. The applicant previously submitted an annexation and rezoning request C8-00209 from County RSR and RA to City R3 zoning district and withdrew on 9/27/18.
2. Water and sewer infrastructure are located on Perimeter Rd.
3. Subject property adjoins county zoned residential on the east and north side. The parcel also adjoins City zoned institutional district on the south and west side. Property on the west side of Perimeter Rd is zoned City R3 district.
4. Rules of the DCA chapter 110-12-3-05.3 multi phased developments. If the multi phased nature of the project cannot be established in advanced, whenever a phase is submitted for approval that, when combined with all previously approved phases of the project built during the past five years, cumulatively equals or exceeds the applicable DRI threshold, the proposed new phase, plus any incomplete portions of the project must be submitted as a DRI.
5. Annexation will create an unincorporated island at the corner Allen Street and Perimeter Rd Dawson County school maintenance shop.
6. Pedestrian access to Robinson school poses a potential safety concern across Perimeter Rd unless an engineered solar powered high intensity activated crosswalk is installed.


David R Picklesimer

Planning Director

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

September 11, 2020

Dear Michael Turner:

Thank you for your request to annex a portion of your property along Perimeter Road into the City of Dawsonville. We appreciate folks that want to become city residents. Your family has always been very community minded and that service and commitment is appreciated.

As you know your annexation request is on the Planning Commission Agenda for Monday, September 14, 2020. As staff was researching this request, we found that annexing your property would create an island. We cannot legally create an island by annexation. The island created is the Board of Education Maintenance Facility located at the corner of Perimeter Road and Allen Street. This property was previously owned by Windstream/Alltel, and we can find no record of it ever having been annexed. We have reached out to the school system to see if they would be interested in annexing this piece of property along with some others they have acquired in recent years. At one time, they were interested in doing so.

Due to the prohibition of creating an island, the Planning Commission would have no other alternative than to deny your request. If the Planning Commission denies the request, the applicant must wait six months to reapply. An alternative might be for you to request a postponement. If you choose to do this, all we need is a written request to the Planning Director providing the reason for the requested postponement. At Monday's meeting, the Planning Commission would need to place the annexation request on a specific within two months or less of the date of the existing meeting date. If you choose a postponement, you could email your request to Planning Director David Picklesimer at david.picklesimer@dawsonville-ga.gov.

Thank you for your interest in annexation. Should you have any questions, please don't hesitate to contact me.

Sincerely,


David Picklesimer
Planning & Zoning Director

David Picklesimer

From: Michael Turner <allenstreetproperties@gmail.com>
Sent: Friday, September 11, 2020 5:16 PM
To: David Picklesimer
Cc: Myles Montgomery; Bob Bolz; Permit Tech; Beverly Banister; dmiles@mhtlegal.com; Mike Eason; Caleb Phillips; John Walden; Mark French; Stephen Tolson; Doug Flint
Subject: Re: FW: ANX C2100043/ ZA C2100043

David, thank you for your email and attached letter regarding our upcoming annexation and zoning hearing before the Dawsonville Planning Commission. In light of the issues you raised and in order to give your staff time to act on the issues raised; we would request that you table our matter until the 11-9-20 planning meeting.

If you have any questions or need further documentation I can be reached by phone or email.

Michael Turner
Manager
Allen Street Properties, LLC
678-570-0469

On Fri, Sep 11, 2020 at 2:33 PM David Picklesimer <david.picklesimer@dawsonville-ga.gov> wrote:
Michael, please see the attached letter and call me with all questions.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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JARRARD & DAVIS, LLP

KEN E. JARRARD*
ANGELA E. DAVIS
CHRISTOPHER J. HAMILTON
MEGAN N. MARTIN
KENNETH P. ROBIN
PATRICK D. JAUGSTETTER
PAUL B. FRICKEY

OF COUNSEL:
DEBORAH L. DANCE

Limited Liability Partnership

222 Webb Street
Cumming, Georgia 30040

TELEPHONE: 678.455.7150
FACSIMILE: 678.455.7149

PDODSON@JARRARD-DAVIS.COM

† Also Admitted in Illinois & California
* Also Admitted in Tennessee † Also Admitted in Florida

SARAH VANVOLKENBURGH†
G. AARON MEYER
MOLLY N. ESSWEIN
SAM P. VANVOLKENBURGH
JEFFREY M. STRICKLAND
PATRICK DOYLE DODSON*
MELISSA A. KLATZKOW†
KAREN P. PACHUTA†

September 11, 2020

**VIA OVERNIGHT DELIVERY &
EMAIL (dmiles@mhtlegal.com)**

Mr. Dana Miles
City Attorney
City of Dawsonville
202 Tribble Gap Road, Suite 200
Cumming, GA 30040

**Re: City of Dawsonville Annexation & Rezoning of portion of Tax Parcel 093 004 001
Applicant: Allen Street Properties, LLC
Application No.: C2100043
Location: Perimeter Road
Owner: B&K Turner Family, LLLP**

Dear Mr. Miles:

The City of Dawsonville has advised Dawson County of its intent to annex 74.865 acres of Tax Parcel 093 004 001 which is located on Perimeter Road in Dawson County. The property to be annexed was recently subdivided from Tax Parcel 093 004 001 with a minor subdivision plat being recorded in Dawson County on August 21, 2020. The full application is attached for your reference as well as a GIS map prepared by County Staff.

As determined in a unanimous vote at its regular meeting on September 3, 2020, the Dawson County Board of Commissioners (the "County") objects to the proposed annexation and rezoning request. While the County is not aware whether the City is supporting this annexation, it is compelled to present its legal objections, and reasons that the City should not approve the proposal. Accordingly, this correspondence will set forth the County's legal objection to the annexation and rezoning identified above, as well as the County's request that the annexation and rezoning be rejected or withdrawn. In addition, this letter will serve to notify the City of Dawsonville that the proposed annexation does not satisfy the statutory requirements of O.C.G.A. § 36-36-4. The County's objection and concerns are more specifically outlined below.

I. Unincorporated Islands:

As you are aware, cities are limited in the land that can be annexed to that property that is "contiguous" to the city limits. Specifically, pursuant to O.C.G.A. § 36-36-21, "Authority is granted to the governing bodies of the several municipal corporations of this state to annex to the existing corporate limits thereof unincorporated areas contiguous to the existing corporate limits at the time of such annexation, in accordance with the procedures provided in this article and in Article 1 of this chapter, upon the written and signed applications of all of the owners of all of the land, except the owners of any public street, road, highway, or right of way, proposed to be annexed, containing a complete description of the lands to be annexed."

In addition, when annexing property, the creation of unincorporated island is prohibited. See O.C.G.A. § 36-36-4. O.C.G.A. § 36-36-4 (a) provides:

(a) The creation of unincorporated islands as described in paragraph (1), (2), or (3) of this subsection shall be prohibited:

(1) Annexation or deannexation which would result in the creation of an unincorporated area with its aggregate external boundaries abutting the annexing municipality;

(2) Annexation or deannexation which would result in the creation of an unincorporated area with its aggregate external boundaries abutting any combination of the annexing municipality and one or more other municipalities; or

(3) Annexation or deannexation which would result in the creation of an unincorporated area to which the county would have no reasonable means of physical access for the provision of services otherwise provided by the county governing authority solely to the unincorporated area of the county.

Based upon the legal description in the application and the Dawson County GIS Maps, the proposed annexation creates an island of unincorporated land of County property to the west of the annexation property at Tax Parcel 093 005, which is owned by Dawson County Schools. Tax Parcel 093 006 was annexed by the City last year.

In conclusion, the City's annexation notice does not comply with the requirements set forth on O.C.G.A. §36-36-4, because it creates an unincorporated island, which is prohibited.

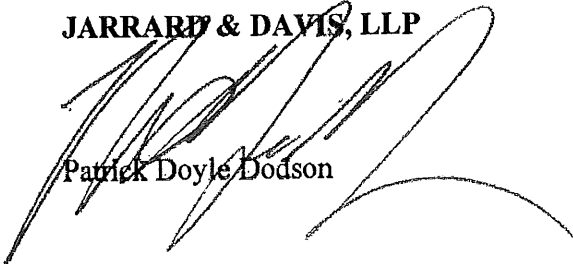
The City of Dawsonville and Dawson County share the common goal of protecting the interests of our citizens and taxpayers. In that important context, we are all one community. We hope and trust that the City will join with us in rejecting this annexation and rezoning request. Furthermore, we would respectfully ask the City to do so at the earliest opportunity to avoid additional costs and disruption to both the City and County. Please provide us with notice of your intentions as soon as is reasonably possible. We would be more than happy to discuss these matters more fully between counsel, staff, and elected officials. Should you have any questions or comments, please contact us at your convenience.

JARRARD & DAVIS, LLP
Page 3 of 3

Thank you for your immediate attention to this matter.

Sincerely,

JARRARD & DAVIS, LLP


Patrick Doyle Dodson

PDD/kgs
Enclosures

cc: Dawson County Board of Commissioners (via email w/encls.)
David Headley, County Manager, Dawson County (via email w/encls.)
Kristen Cloud, County Clerk, Dawson County Board of Commissioners (via email w/encls.)
Jameson Kinley, Planning and Development Director, Dawson County (via email w/encls.)

11/9/20



PUBLIC HEARING

Speaker Sign Up Form

Thank you for your interest in addressing the Dawsonville Planning Commission. Signing up to speak at a Public Hearing does not guarantee that you have been added to the Speakers' List. There is a time limit for each side in a Public Hearing of 10 minutes per side in order to insure fairness.

Name: Joan Jones

Street Address: 81 Turner DR

City, State, Zip: Dawsonville GA 30534

Daytime Phone Number: _____

Agenda Item Number #7

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For _____

Against X _____

11/9/20



PUBLIC HEARING

Speaker Sign Up Form

Thank you for your interest in addressing the Dawsonville Planning Commission. Signing up to speak at a Public Hearing does not guarantee that you have been added to the Speakers' List. There is a time limit for each side in a Public Hearing of 10 minutes per side in order to insure fairness.

Name: Liz Murdock & Timothy

Street Address: 15 Turner Drive

City, State, Zip: Dawsonville, GA 30534

Daytime Phone Number: 678-327-6444

Agenda Item Number ANX C2100043 + ZAC2100043

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For _____

Against _____

4/9/20



PUBLIC HEARING

Speaker Sign Up Form

Thank you for your interest in addressing the Dawsonville Planning Commission. Signing up to speak at a Public Hearing does not guarantee that you have been added to the Speakers' List. There is a time limit for each side in a Public Hearing of 10 minutes per side in order to insure fairness.

Name: Gabriel Ochu

Street Address: 81 Turner Dr

City, State, Zip: Dawsonville Ga

Daytime Phone Number: 706 429 7720

Agenda Item Number _____

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For _____

Against A

11/9/20



PUBLIC HEARING

Speaker Sign Up Form

Thank you for your interest in addressing the Dawsonville Planning Commission. Signing up to speak at a Public Hearing does not guarantee that you have been added to the Speakers' List. There is a time limit for each side in a Public Hearing of 10 minutes per side in order to insure fairness.

Name: Michelle Hout For Tony Hout

Street Address: 41 Turner DR

City, State, Zip: _____

Daytime Phone Number: 7049741441

Agenda Item Number _____

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For _____

Against _____

11/9/20



PUBLIC HEARING

Speaker Sign Up Form

Thank you for your interest in addressing the Dawsonville Planning Commission. Signing up to speak at a Public Hearing does not guarantee that you have been added to the Speakers' List. There is a time limit for each side in a Public Hearing of 10 minutes per side in order to insure fairness.

Name: Tony Hout

Street Address: 61 Turner Dr

City, State, Zip: Dawsonville GA 30534

Daytime Phone Number: 706-974-1638

Agenda Item Number AN462100043

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For _____

Against X _____



PLANNING COMMISSION EXECUTIVE SUMMARY FOR AGENDA ITEM # 4

SUBJECT: Public Hearing ANX C2100043 and ZA C2100043

DATE(s): **09/14/2020**

PURPOSE FOR REQUEST:

Hold a Public Hearing for

ANX C2100043 and ZA C2100043: Allen Street Properties LLC and B & K Turner Family LLP have petitioned to annex into the city limits of Dawsonville the 74.865 acre tract known as a portion of TMP 090 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020.

HISTORY/ FACTS / ISSUES

OPTIONS:

To approve, deny, table or defer

REQUESTED BY: Stanislav Zaverukha - Permit Technician

AGENDA
City of Dawsonville Planning Commission Regular Meeting
Monday, September 14, 2020 @ 5:30 pm

Call the Meeting to Order
Roll Call
Invocation and Pledge

Approval of the Agenda

1. Approval of today's agenda.

Approval of the Minutes:

2. Approve the minutes of the City of Dawsonville Planning Commission regular meeting held on 02.10.2020
PC MINUTES.

Old Business: None

New Business: Public Hearings

3. **ZA C2100031**: Sedge Wren Development, LLC has requested a zoning amendment for TMP D01-051 Located at 11 Marie Drive and consisting of 10.552 from HB (Highway Business) to R3 (Residential). Public Hearing Dates: Planning Commission on September 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020.
4. **ANX C2100043 and ZA C2100043**: Allen Street Properties LLC and B & K Turner Family LLP have petitioned to annex into the city limits of Dawsonville the 74.865 acre tract known as a portion of TMP 090 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020.

Announcements:

- The next meeting date for the Planning Commission is scheduled for Oct 12, 2020 @ 5:30pm.

Planning Director Report:

Planning Commission Reports:

Adjournment

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.** All speakers must sign up to speak at the public hearing itself. There will be a sign-up sheet for speakers located at the entrance to the Council Chambers meeting room.

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

ANX C2100043



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 # _____

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

COPY

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

Applicant Name(s): Allen Street Properties, LLC
 Mailing Address 1090 Oakhaven Drive city Roswell State GA Zip 30075
 E-Mail allenstreetproperties@gmail.com
 Applicant Telephone Number(s): 678-570-0469

Property Owner's Name(s): B + K Turner Family, LLLP
 Mailing Address 1090 Oakhaven Dr city Roswell State GA Zip 30075
 E-Mail allenstreetproperties@gmail.com
 Property Owner's Telephone Number(s): Michael Turner 678-570-0469

Address of Property to be Annexed: Perimeter Road VACANT LOT
 Tax Map & Parcel # 093004001 Property Size in Acres: 74.85 Survey Recorded in Plat Book # _____ Page # _____
 Land Lot # 370, 371, 372, 373, 427, 428 District # 12th Section # _____ Legal Recorded in Deed Book # 1053 Page # 303
 Current Use of Property: vacant
 County Zoning Classification: RSR + RA City Zoning Classification: R3

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

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

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

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

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

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

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



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

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

COPY

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

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

| | |
|--|---|
| <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 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

- A. Number of existing housing units: _____
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:

- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):

- D. Names of affected Subdivision: _____
- E. Name of affected Multi-Family Complex: _____
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):

- G. Names of affected Duplexes: _____
- H. Names of Mobile Home Parks: _____

COPY



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

Annexation Petition
into the
City of Dawsonville, GA

Property Owner(s) Authorization

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

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

(1) [Signature] G.P.
Property Owner Signature

B & K TURNER FAMILY LLC
Michael K Turner
Property Owner Printed Name

(2) _____
Property Owner Signature

Property Owner Printed Name

(1) _____
Applicant Signature

Myles Montgomery
Applicant Printed Name

(2) [Signature]
Applicant Signature

Michael K Turner
Applicant Printed Name

Sworn to and subscribed before me
this 14 day of August 2020.
[Signature]
Notary Public, State of Georgia



My Commission Expires: March, 21, 2023

Notary Seal

Annexation Application Received Date Stamp: Rec'd 8/21/2020 Completed Application with Signatures
Rec'd 8/21/2020 Current Boundary Survey
Rec'd 8/14/2020 Legal Description
Rec'd 8/14/2020 ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 9/14/2020 & 11/9/2020
Dates Advertised: 8/26/2020 sent on 8/21/2020
1st City Council Reading Date: RC: 9/21/2020 11/16/20
2nd City Council Reading Date: 10/5/2020 12/21/20 Approved: YES NO
Date Certified Mail to: 8/21/2020 County Board of Commissioners & Chairman _____ County Manager _____ County Attorney
 Letter Received from Dawson County Date: 9/11/2020

COPY

**Perimeter Road
+/-74.865 Acres**

All that tract or parcel of land lying and being in Land Lot 370,371,372,373,427 & 428 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

Beginning at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found;

THENCE leaving said right of way and traveling on the property line common to now or formally Perimeter Rd 1087 LLC and the Land Lot Line common to Land Lots 371 and 372, South 89 Degrees 59 Minutes 53 Seconds East for a distance of 245.92 feet to a point, said point marked by a ½ inch rebar pin found; THENCE leaving said Land Lot Line and traveling again on the property line common to now or formally Perimeter Rd 1087 LLC North 02 Degrees 10 Minutes 35 Seconds West for a distance of 398.62 feet to a point, said point lying on the southerly right of way of Turner Drive (Apparent 30' right of way), said point marked by an Axle Found; THENCE on said right of way South 89 Degrees 30 Minutes 22 Seconds East for a distance of 100.49 feet to a point; THENCE continuing on said right of way North 01 Degrees 06 Minutes 08 Seconds East for a distance of 28.95 feet to a point on the northerly right of way of Turner Drive, said point marked by an Axle Found; THENCE leaving said right of way and traveling on the property line common to now or formally Elton C. Jones, et al., North 00 Degrees 04 Minutes 01 Seconds East for a distance of 197.42 feet to a point, said point marked by an Axle Found; THENCE traveling on the property line common to Wanda W. Goodson, North 88 Degrees 55 Minutes 56 Seconds East for a distance of 222.67 feet to a point, said point marked by a ¾ inch crimp top pipe found; THENCE along the property line common to now or formally The First Baptist Church of Dawsonville, Inc., North 88 Degrees 56 Minutes 02 Seconds East for a distance of 202.77 feet to a point, said point being the centerline of a creek; THENCE traveling on said centerline creek the following thirty-six (36) courses and distances:

South 43 Degrees 24 Minutes 16 Seconds East for a distance of 33.74 feet to a point; THENCE South 03 Degrees 27 Minutes 49 Seconds West for a distance of 10.41 feet to a point; THENCE South 14 Degrees 46 Minutes 27 Seconds West for a distance of 33.59 feet to a point; THENCE South 87 Degrees 54 Minutes 34 Seconds East for a distance of 31.95 feet to a point; THENCE South 01 Degrees 55 Minutes 32 Seconds East for a distance of 31.16 feet to a point; THENCE South 00 Degrees 02 Minutes 56 Seconds West for a distance of 35.15 feet to a point; THENCE South 36 Degrees 20 Minutes 50 Seconds West for a distance of 26.45 feet to a point; THENCE South 21 Degrees 59 Minutes 08 Seconds West for a distance of 4.19 feet to a point; THENCE South 01 Degrees 23 Minutes 05 Seconds East for a distance of 51.39 feet to a point; THENCE South 36 Degrees 11 Minutes 04 Seconds East for a distance of 28.79 feet to a point; THENCE South 39 Degrees 57

Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

Buford, Ga. 30519

COPY

Minutes 03 Seconds East for a distance of 34.18 feet to a point; THENCE South 25 Degrees 14 Minutes 03 Seconds East for a distance of 24.29 feet to a point; THENCE South 59 Degrees 25 Minutes 33 Seconds East for a distance of 19.36 feet to a point; THENCE South 51 Degrees 41 Minutes 47 Seconds East for a distance of 25.33 feet to a point; THENCE South 12 Degrees 28 Minutes 30 Seconds West for a distance of 19.07 feet to a point; THENCE South 44 Degrees 35 Minutes 34 Seconds East for a distance of 41.47 feet to a point; THENCE South 12 Degrees 33 Minutes 16 Seconds East for a distance of 61.63 feet to a point; THENCE South 47 Degrees 50 Minutes 05 Seconds East for a distance of 39.37 feet to a point; THENCE South 17 Degrees 24 Minutes 49 Seconds East for a distance of 32.97 feet to a point; THENCE South 38 Degrees 35 Minutes 45 Seconds West for a distance of 19.01 feet to a point; THENCE South 21 Degrees 51 Minutes 22 Seconds East for a distance of 30.73 feet to a point; THENCE South 08 Degrees 14 Minutes 26 Seconds East for a distance of 38.16 feet to a point; THENCE South 02 Degrees 50 Minutes 11 Seconds East for a distance of 45.04 feet to a point; THENCE South 43 Degrees 16 Minutes 26 Seconds East for a distance of 26.42 feet to a point; THENCE South 20 Degrees 08 Minutes 22 Seconds West for a distance of 55.37 feet to a point; THENCE South 56 Degrees 50 Minutes 55 Seconds East for a distance of 30.32 feet to a point; THENCE North 31 Degrees 21 Minutes 31 Seconds East for a distance of 14.38 feet to a point; THENCE North 67 Degrees 40 Minutes 49 Seconds East for a distance of 14.23 feet to a point; THENCE South 60 Degrees 56 Minutes 10 Seconds East for a distance of 32.92 feet to a point; THENCE South 55 Degrees 54 Minutes 24 Seconds East for a distance of 36.09 feet to a point; THENCE South 11 Degrees 17 Minutes 10 Seconds East for a distance of 27.95 feet to a point; THENCE South 32 Degrees 47 Minutes 51 Seconds West for a distance of 15.14 feet to a point; THENCE South 11 Degrees 54 Minutes 42 Seconds East for a distance of 21.43 feet to a point; THENCE South 28 Degrees 24 Minutes 57 Seconds East for a distance of 33.77 feet to a point; THENCE South 57 Degrees 40 Minutes 33 Seconds East for a distance of 24.43 feet to a point; THENCE South 79 Degrees 46 Minutes 55 Seconds East for a distance of 8.47 feet to a point;

THENCE leaving said centerline creek South 02 Degrees 23 Minutes 44 Seconds East for a distance of 2009.18 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling on the property line common to now or formally The Dawson County Board of Education, South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.66 feet to a point, said point being the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found; THENCE traveling on said Easterly right of way the following six (6) courses and distances:

Along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc

Brian R. Sutherland, L.S.

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3010 Hamilton Mill Road

Buford, Ga. 30519

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length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; THENCE North 15 Degrees 56 Minutes 37 Seconds East for a distance of 1011.43 feet to a point; THENCE along a curve to the left having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of North 03 Degrees 00 Minutes 32 Seconds East and a chord distance of 469.63 feet to a point; THENCE along a curve to the left having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of North 12 Degrees 33 Minutes 28 Seconds West and a chord distance of 162.22 feet to a point, said point marked by a ½ inch Rod Found, said point being THE TRUE POINT OF BEGINNING.

Said property contains +/-74.865 Acres.

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Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

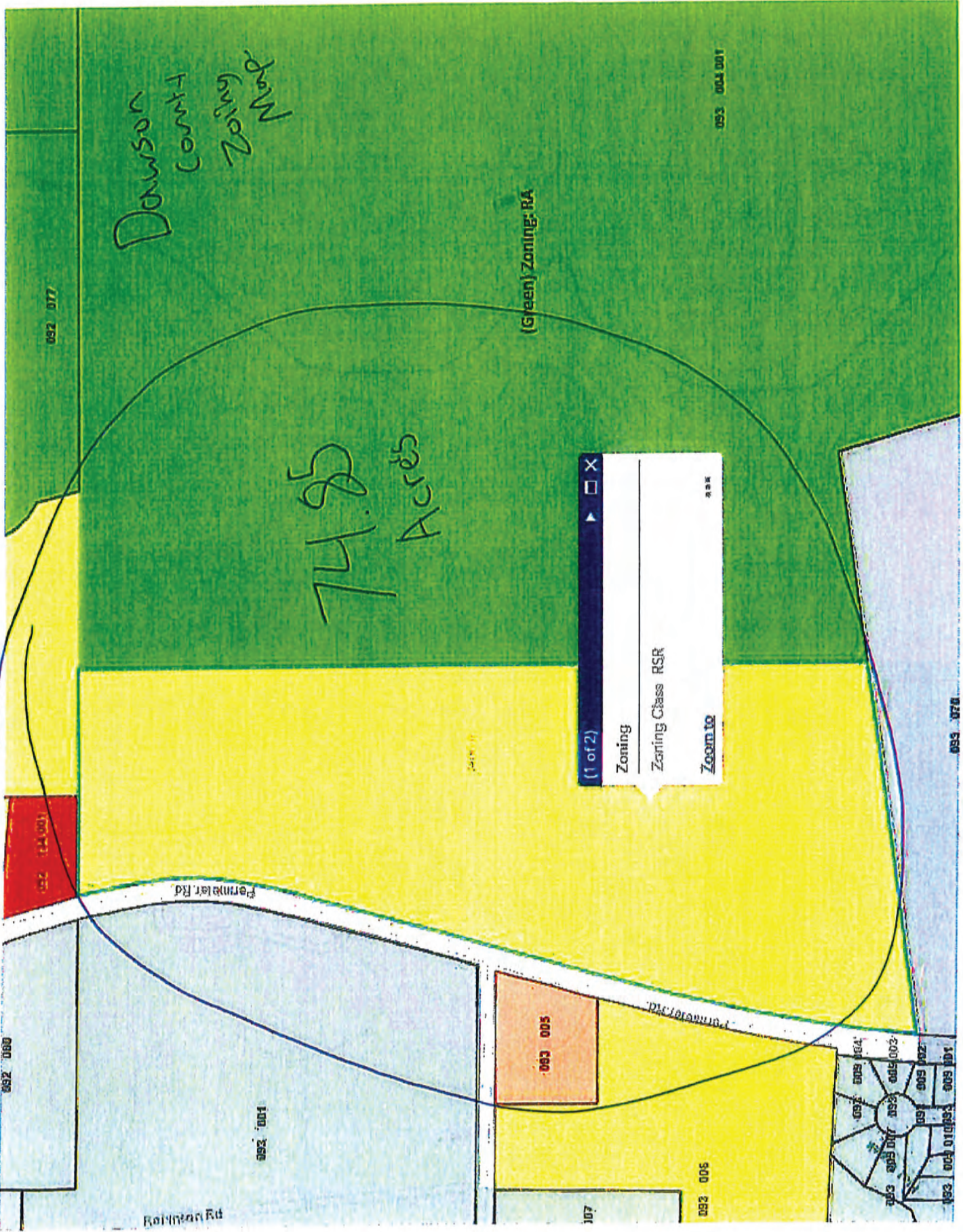
Buford, Ga. 30519

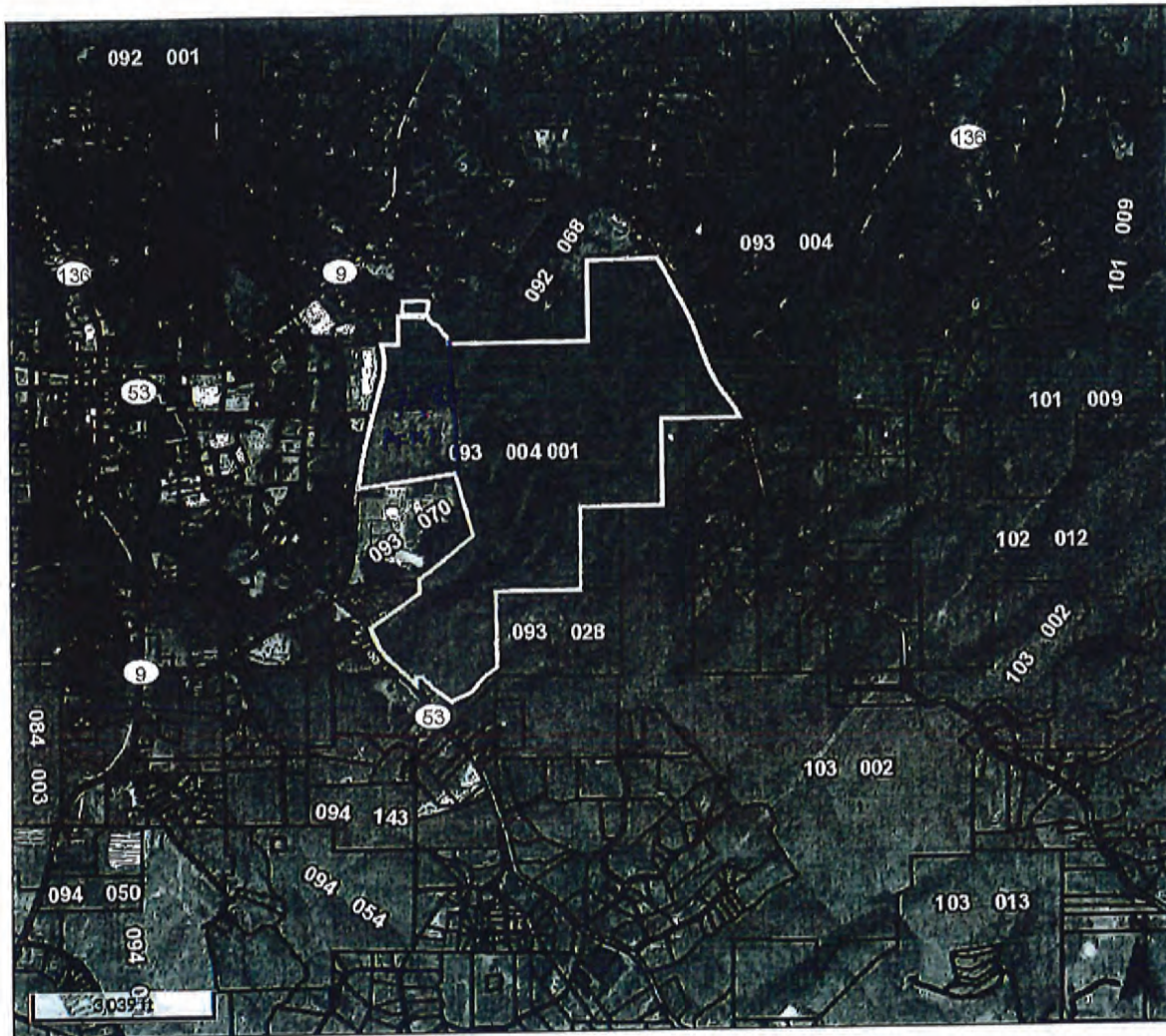
COPY



City of Dawsonville Zoning Map

COPY





Parcel ID: 093 004 001
Alt ID: 15711
Owner: B & K TURNER FAMILY LLP
Acres: 492
Assessed Value: \$2089400

Date created: 8/21/2020
Last Data Uploaded: 8/21/2020 12:27:47 AM

Developed by  Schneider
GEO SPATIAL

Summary

Parcel Number: 093 004 001
 Location Address: FESIMETER RD
 Legal Description: LL 347 348 373 374 375 376 428 428 427 *
 Class: VS-Cover Use
 Tax District: NEWLY RECOMPUTED (DIDR16 D3)
 Millsage Rate: 20.867
 Acres: 472
 Neighborhood: DLT - Silver Parcels (B) (122000)
 Homestead Exemption: No (X)
 Landlot/District: N/A
 View Map

Owner

B & K TURNER FAMILY LP
 585 COMMERCE BLVD
 ROSWELL, GA 30075

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|-------------|--------------------|-------------------|--------|
| RUR | Woodland | Rural | 1 | 9.71 |
| RUR | Woodland | Rural | 3 | 24.58 |
| RUR | Woodland | Rural | 4 | 1.54 |
| RUR | Woodland | Rural | 5 | 44.57 |
| RUR | Woodland | Rural | 6 | 15.29 |
| RUR | Woodland | Rural | 7 | 165.38 |
| RUR | Woodland | Rural | 8 | 231.18 |

Conservation Use Rural Land

| Type | Description | Soil Productivity | Acres |
|------|---------------|-------------------|--------|
| CUV | Timberland 93 | 4 | 0.58 |
| CUV | Timberland 93 | 7 | 1.31 |
| CUV | Timberland 93 | 3 | 12.21 |
| CUV | Timberland 93 | 2 | 0.19 |
| CUV | Timberland 93 | 3 | 1.54 |
| CUV | Timberland 93 | 6 | 1.54 |
| CUV | Timberland 93 | 7 | 20.71 |
| CUV | Timberland 93 | 5 | 161.19 |
| CUV | Timberland 93 | 6 | 3.02 |
| CUV | Timberland 93 | 7 | 232.82 |
| CUV | Timberland 93 | 3 | 11.95 |
| CUV | Timberland 93 | 1 | 9.56 |
| CUV | Timberland 93 | 3 | 30.3 |
| CUV | Timberland 93 | 11.25 | 11.25 |
| CUV | Timberland 93 | 2 | 11.04 |
| CUV | Timberland 93 | 3 | 2.32 |
| CUV | Timberland 93 | 2 | 0.07 |
| CUV | Timberland 93 | 4 | 1 |

Sales

| Sale Date | Deed Book / Page | Plot Book / Page | Sale Price | Reason |
|------------|------------------|------------------|------------|---------------------|
| 12/17/2012 | 1093 303 | | \$0 | Gift |
| 9/15/2010 | 962 319 | | \$0 | Estate (non-ALT) |
| 3/21/1968 | 873 | | \$0 | Quitclaim (non-ALT) |

Valuation

| | 2020 | 2019 | 2018 | 2017 | 2016 |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|
| Previous Value | \$2,089,400 | \$2,089,400 | \$2,056,363 | \$2,056,363 | \$2,056,363 |
| Land Value | \$2,089,400 | \$2,089,400 | \$2,089,400 | \$2,056,363 | \$2,056,363 |
| + Improvements Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Accessory Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| - Current Value | \$2,089,400 | \$2,089,400 | \$2,089,400 | \$2,056,363 | \$2,056,363 |
| 10 Year Land Comment Agreement | 2012 / \$391,589 | 2012 / \$390,651 | 2012 / \$399,447 | 2012 / \$397,066 | 2012 / \$346,971 |

Photos



No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Profit, Mobile Homes, Permits, Easements.

The "Assessment Agency" is all items that are not included in the assessment. The "Assessment Agency" is all items that are not included in the assessment. The "Assessment Agency" is all items that are not included in the assessment. The "Assessment Agency" is all items that are not included in the assessment.

Last Data Update: 8/21/2020, 13:27:47 AM

Version: 3.1.78

COPY

COPY

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

FOR

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

NATURE OF REQUEST

To annex and rezone a vacant 74.865-Acre Tract into the City of Dawsonville

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

The scope of this project is to annex and rezone a 74.865-Acre tract into the City of Dawsonville for a proposed 124 Lot Residential Subdivision w/ an amenity area.

This property is a 74.865 acre tract of land, Land Lots 370, 371, 372, 373, 427 and 428, 12th District. The property is currently zoned RSR and RA. We are requesting a rezoning of R-3. Minimum lot size shall be 75'x100'. It has frontage on Perimeter Road, but we are also proposing extending Turner Drive that will serve as an 2nd access point to the subject tract. The intent is to utilize 53.995 acres to develop the 124 lot subdivision and amenity area. This will yield a density of 2.30 units / acre. The remaining 20.87 acres are to be used as a borrow pit due to topography.

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

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

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

ZA C2100043



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

Zoning Amendment Checklist

COPY

- All applicable blanks filled out on application
- Completed property owner authorization (notarized)
- Completed adjoining property owners form with names and addresses *Attached 1st*
- Completed campaign disclosure form
- Detailed **Letter of Intent** requesting rezone with **Conceptual Plan**
- Documentation of CURRENT zoning of parcel in the City (provided by Cityhall) *county*
- Site plan information, as specified *R3*
- Recorded survey(s) by a Georgia registered surveyor, and recorded at the Court House (11x17 and 8.5x11)
- Legal description
- Completed DRI: Development of Regional Impact, if applicable (for greater than 125 new lots or units)
- Notice of R-A Adjacency form (notarized) (if applicable)
- Check or money order in the amount for the zoning requested, made payable to "City of Dawsonville"
- Public Notice certified return receipt letters to be mailed by Applicant (see Fee Schedule below ***) List a Phone Number to call when City Hall has them ready to be picked up and mailed out. PH# _____

The applicant, or designated agent, must attend the public hearings for the request to be considered.
 Failure to appear may result in denial.

| Zoning Requested: | Application Fee Schedule: |
|---------------------------------|--|
| RA / R-1 | \$250.00 |
| R-2 | \$250.00 |
| R-3 | \$350.00 |
| R-3R | \$350.00 |
| R-6 | \$350.00 |
| RHMT | \$250.00 |
| PUD | \$500.00 + \$50.00 per acre |
| TB | \$500.00 |
| PCS | \$350.00 |
| OI | \$500.00 + \$50.00 per acre |
| CBD | \$500.00 |
| NB | \$500.00 |
| LI | \$500.00 + \$50.00 per acre |
| HB | \$500.00 + \$50.00 per acre |
| CIR | \$500.00 + \$50.00 per acre |
| INST | \$500.00 + \$50.00 per acre |
| VARIANCE | \$300.00 |
| APPEALS | \$225.00 |
| ***Public Notice Certified Mail | \$6.56 / per Adjacent Property Owner |
| Postponement Fee | Equal to Application Fee for requested zoning change |
| Condition/Stipulation Change | \$500.00 |

FILE NO. 88-1100-11000
 PLAT NO. 1100
 DATE OF RECORDING: 08/09
 COUNTY: DAWSON COUNTY, GEORGIA



THIS PLAT WAS PREPARED BY THE SURVEYOR, ONE OF THE JUDICIAL OFFICERS OF THE COUNTY OF DAWSON, GEORGIA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 42 OF THE CODE OF GEORGIA, AS AMENDED, AND THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE LAND SURVEYED BY THIS PLAT.

COPY

- LEGEND**
- 1. All lines shown on this plat are the result of a survey conducted by the Surveyor.
 - 2. All bearings and distances are in feet and inches.
 - 3. All bearings are given in degrees, minutes and seconds.
 - 4. All distances are given in feet and inches.
 - 5. All curves are given in feet and inches.
 - 6. All corners are marked with iron pins or other suitable material.
 - 7. All lines are shown in black ink.
 - 8. All bearings and distances are shown in red ink.
 - 9. All curves are shown in blue ink.
 - 10. All corners are marked with iron pins or other suitable material.

A TRUCK EASE TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CORRELATION OF ONE FOOT IN 50,000 FEET AND AN ANGULAR ERROR OF 7.5 ANGULAR SECONDS, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP WAS CALCULATED FOR COURSE AND IS THEREFORE ACCURATE WITHIN ONE FOOT IN 400,000 FEET AND CONTAINS 431,811 ACRES.

THIS SURVEY WAS PREPARED BY THE SURVEYOR OF THE COUNTY OF DAWSON, GEORGIA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 42 OF THE CODE OF GEORGIA, AS AMENDED, AND THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE LAND SURVEYED BY THIS PLAT.



AUTOMATIC RECORDING

ARRANGED BY SURVEYOR IN ACCORDANCE WITH SECTION 1444, TITLE 48, CHAPTER 42 OF THE CODE OF GEORGIA, AS AMENDED, AND THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE LAND SURVEYED BY THIS PLAT.

APPROVED FOR RECORDING

[Signature]
 SURVEYOR

±74,865 ACRES
 (TO CENTERLINE OF CREEK)

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 50.74 | S42°14'16"E |
| L2 | 104.41 | S62°27'49"W |
| L3 | 25.33 | S14°18'27"W |
| L4 | 35.81 | S67°24'26"E |
| L5 | 20.18 | S61°13'17"E |
| L6 | 20.30 | S57°20'26"W |
| L7 | 15.42 | S17°20'00"W |
| L8 | 1.11 | S17°20'00"W |
| L9 | 15.57 | S67°20'26"W |
| L10 | 18.77 | S14°18'27"W |
| L11 | 21.18 | S21°20'00"E |
| L12 | 24.09 | S31°18'27"E |
| L13 | 25.33 | S47°20'26"E |
| L14 | 25.33 | S64°14'17"E |
| L15 | 18.07 | S10°20'00"W |
| L16 | 24.47 | S47°20'26"E |
| L17 | 15.42 | S17°20'00"E |
| L18 | 15.57 | S47°20'26"E |
| L19 | 15.57 | S17°20'00"E |
| L20 | 18.01 | S17°20'00"E |
| L21 | 15.57 | S17°20'00"E |
| L22 | 18.01 | S67°20'26"E |
| L23 | 18.01 | S67°20'26"E |
| L24 | 18.01 | S67°20'26"E |
| L25 | 18.01 | S67°20'26"E |
| L26 | 18.01 | S67°20'26"E |
| L27 | 18.01 | S67°20'26"E |
| L28 | 18.01 | S67°20'26"E |
| L29 | 18.01 | S67°20'26"E |
| L30 | 18.01 | S67°20'26"E |
| L31 | 18.01 | S67°20'26"E |
| L32 | 18.01 | S67°20'26"E |
| L33 | 18.01 | S67°20'26"E |
| L34 | 18.01 | S67°20'26"E |
| L35 | 18.01 | S67°20'26"E |
| L36 | 18.01 | S67°20'26"E |
| L37 | 18.01 | S67°20'26"E |
| L38 | 18.01 | S67°20'26"E |
| L39 | 18.01 | S67°20'26"E |
| L40 | 18.01 | S67°20'26"E |
| L41 | 18.01 | S67°20'26"E |
| L42 | 18.01 | S67°20'26"E |
| L43 | 18.01 | S67°20'26"E |
| L44 | 18.01 | S67°20'26"E |
| L45 | 18.01 | S67°20'26"E |
| L46 | 18.01 | S67°20'26"E |
| L47 | 18.01 | S67°20'26"E |
| L48 | 18.01 | S67°20'26"E |
| L49 | 18.01 | S67°20'26"E |
| L50 | 18.01 | S67°20'26"E |
| L51 | 18.01 | S67°20'26"E |
| L52 | 18.01 | S67°20'26"E |
| L53 | 18.01 | S67°20'26"E |
| L54 | 18.01 | S67°20'26"E |
| L55 | 18.01 | S67°20'26"E |
| L56 | 18.01 | S67°20'26"E |
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| L61 | 18.01 | S67°20'26"E |
| L62 | 18.01 | S67°20'26"E |
| L63 | 18.01 | S67°20'26"E |
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| L65 | 18.01 | S67°20'26"E |
| L66 | 18.01 | S67°20'26"E |
| L67 | 18.01 | S67°20'26"E |
| L68 | 18.01 | S67°20'26"E |
| L69 | 18.01 | S67°20'26"E |
| L70 | 18.01 | S67°20'26"E |
| L71 | 18.01 | S67°20'26"E |
| L72 | 18.01 | S67°20'26"E |
| L73 | 18.01 | S67°20'26"E |
| L74 | 18.01 | S67°20'26"E |
| L75 | 18.01 | S67°20'26"E |
| L76 | 18.01 | S67°20'26"E |
| L77 | 18.01 | S67°20'26"E |
| L78 | 18.01 | S67°20'26"E |
| L79 | 18.01 | S67°20'26"E |
| L80 | 18.01 | S67°20'26"E |
| L81 | 18.01 | S67°20'26"E |
| L82 | 18.01 | S67°20'26"E |
| L83 | 18.01 | S67°20'26"E |
| L84 | 18.01 | S67°20'26"E |
| L85 | 18.01 | S67°20'26"E |
| L86 | 18.01 | S67°20'26"E |
| L87 | 18.01 | S67°20'26"E |
| L88 | 18.01 | S67°20'26"E |
| L89 | 18.01 | S67°20'26"E |
| L90 | 18.01 | S67°20'26"E |
| L91 | 18.01 | S67°20'26"E |
| L92 | 18.01 | S67°20'26"E |
| L93 | 18.01 | S67°20'26"E |
| L94 | 18.01 | S67°20'26"E |
| L95 | 18.01 | S67°20'26"E |
| L96 | 18.01 | S67°20'26"E |
| L97 | 18.01 | S67°20'26"E |
| L98 | 18.01 | S67°20'26"E |
| L99 | 18.01 | S67°20'26"E |
| L100 | 18.01 | S67°20'26"E |

REFERENCES
 DISTRICT WARRANTS RECORDED IN DEED BOOK 107121, 203, DAWSON COUNTY RECORDS.



THIS SURVEY WAS PREPARED BY THE SURVEYOR OF THE COUNTY OF DAWSON, GEORGIA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 42 OF THE CODE OF GEORGIA, AS AMENDED, AND THE SURVEYOR HAS NOT BEEN ADVISED OF ANY INTERESTS IN THE LAND SURVEYED BY THIS PLAT.



MINOR PLAT FOR:
B & K TURNER FAMILY, LLLP

GEORGIA PREMIER LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYORS
 200 FLORENCE AVENUE
 SUITE 200
 DAWSON COUNTY, GEORGIA 30132
 PHONE: 706.271.1111
 FAX: 706.271.1112
 WWW: GPMLS.COM

DATE: 8/1/24
 LAND LOT: 31232, 31233, 31234, 31235
 COUNTY: DAWSON, GA. SECTION: 1, 2, 3
 PROJECT: 2403

Sheet No. 1 of 1

DATE OF LAST FIELDWORK: 7/15/24

| No. | By | Date | Position |
|-----|---------------|---------|----------------------------|
| 1 | George Dawson | 7/15/24 | Professional Land Surveyor |



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

Zoning Amendment Application

Request # ZA- C2100043

Condition/Stipulation Change

COPY

Original ZA # _____

Applicant Name(s): Michael K Turner

Address: 1090 Oakhaven Drive City: Roswell Zip: GA

Phone: 678-570-0469 Cell Phone: _____

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

Property Address: Perimeter Road

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

Tax Map # 093004001 Parcel # _____ Current Zoning**: agricultural

Land Lot(s): 370 371 372 373 427 428 District: 12-1h Section: _____

Subdivision Name: _____ Lot # _____

Acres: 74.865 Current Use of Property: Vacant

*withdrawn
9-27-18*

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

Withdrawn by applicant, only for 32 Acres

The applicant request:

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

Proposed use of property if rezoned is: _____

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

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

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

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

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

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

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

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

[Signature]
Signature of Applicant

8/14/2020
Date

Office Use Only:

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

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

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

Postponed: YES NO Date: 11/9/2020 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**

COPY

Property Owner Authorization

I/We B + K Turner Family LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Perimeter Road
093 004 001 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 Michael K Turner
 Signature of Applicant or Agent [Signature] GP Date _____
 Mailing Address 1090 Oakhaven Drive
 City Roswell State GA Zip 30075
 Telephone Number 678-570-0469

Printed Name of Owner(s) B + K Turner Family LLC
 Signature of Owner(s) [Signature] GP Date _____
 Date _____

Sworn to and subscribed before me
 this 14 day of August 2020.
[Signature]
 Notary Public, State of Georgia

My Commission Expires: March 21, 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.)



**Stanislaw Zaverukha
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 March 21, 2023**



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

**Zoning Amendment
Campaign Disclosure**

COPY

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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant / Representative of Applicant

8/14/2020

Date

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



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

**Zoning Amendment
Adjacent Property Owners**

ZA# C2100043

TMP# 093-004-001

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.

COPY

TMP # _____ 1. Name(s): _____
Address: _____

TMP # _____ 2. Name(s): _____
Address: See Attached List

TMP # _____ 3. Name(s): _____
Address: _____

TMP # _____ 4. Name(s): _____
Address: _____

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.

093 009 003
JACKSON LEE P & KIMBERLY
38 FROST LN
DAWSONVILLE, GA 30534

093 009 004
NICHOLS JOSH N
44 FROST LN
DAWSONVILLE, GA 30534

093-006
ALLEN STREET PROPERTIES LLC
1090 OAKHAVEN DRIVE
ROSWELL, GA 30075

093 005
DAWSON COUNTY SCHOOL DISTRICT
P O BOX 208
DAWSONVILLE, GA 30534

093 001
GEORGIA SCHOOL BOARDS ASSOCIATION INC BOARD OF ED, ROBINSON & HEAD START
5120 SUGARLOAF PKWY
LAWRENCEVILLE, GA 30043

092 134 001
PERIMETER RD 1087 LLC
431 BEAR DEN RD
DAHLONEGA, GA 30533



092 079
EMMETT MARILYN
80 TURNER DRIVE
DAWSONVILLE, GA 30534

005 018
JONES ELTON C & SARAH J
3100 HWY 9 SOUTH
DAWSONVILLE, GA 30534

005 031
GOODSON WANDA W
PO BOX 204
DAWSONVILLE, GA 30534

005 032
FIRST BAPTIST CHURCH OF DAWSONVILLE INC
P O BOX 1358
DAWSONVILLE, GA 30534

092 114
GILLELAND SANDRA
135 JOAN LANE
DAWSONVILLE, GA 30534

092 077
GILLELAND RONALD
15 JOAN LANE
DAWSONVILLE, GA 30534

092 068
THOMAS DOROTHY M & ROBERT
112 WILDER ROAD
DAWSONVILLE, GA 30534

092 069
SEAY RUTH D AYERS
83 WILDER RD
DAWSONVILLE, GA 30534

092 070
GARRETT CAROL D
3363 N ANNEEWAKEE RD
DOUGLASVILLE, GA 30135

093 004
TURNER PROPERTY HOLDINGS LLLP
2001 SIGNAL RIDGE CHASE
KENNESAW, GA 30152

093 004 005
CALDWELL JODY & EMILY CALDWELL
24 SPRING RIDGE CT
DAWSONVILLE, GA 30534

093 004 004
BENEFIELD BRANDON & KIMBERLY
8339 EAST CHEROKEE DR
CANTON, GA 30115

093 004 002
DINSMORE JOSH RYAN & HEATHER WEAVER
50 CONDUCTOR DRIVE
DAWSONVILLE, GA 30534

093 004 003
GRAVITT MICHAEL & ALAYNA GRAVITT
2885 BROOKFIELD CIRCLE
CUMMING, GA 30040

093 003
MUENCHEN PATRICK M & SUSAN M MUENCHEN
1512 FRANK BRUCE ROAD
DAWSONVILLE, GA 30534

103 002
NOBLIN EDNA A C/O JONATHAN SEIDEL, EXECUTOR
P O BOX 889185
ATLANTA, GA 30356

093 064
NOBLIN NANCY FORSYTH C/O JONATHAN SEIDEL
P O BOX 889185
ATLANTA, GA 30356

093 028
WILSON J K ETAL C/O DAVID PORTER
376 AIR ACRES WAY
WOODSTOCK, GA 30188

094 018
BARRON JERRY & SHANNON JERRY BARRON
1436 HWY 53 E
DAWSONVILLE, GA 30534

094 017
NEW LIFE CHURCH OF GOD
PARSONAGE
DAWSONVILLE, GA 30534

094 016
ANDERSON ANNIE M ESTATE & W R TUCKER ESTATE
PO BOX 1957
DAHLONEGA, GA 30533

094 014
YANG SU JU
2180 TILLINGHAM CT
DUNWOODY, GA 30338

093 072 001
BARNETT JUSTIN A
4875 FIELDSTONE VIEW CIRCLE
CUMMING, GA 30028

093 072
ETOWAH WATER & SEWER
AUTHORITY
1162 HWY 53 EAST
DAWSONVILLE, GA 30534

093 038
TURNER KENNETH K ESTATE
1090 OAKHAVEN DRIVE
ROSWELL, GA 30075

093 034 001
TURNER KK ESTATE
1090 OAKHAVEN DRIVE
ROSWELL, GA 30075

093 062
LEDBETTER WILLIAM R & SALLIE G
27 VIRGLE LEMLEY LANE
DAWSONVILLE, GA 30534

COPY

093 030
LEDBETTER WILLIAM R & SALLIE G
51 VIRGLE LEMLEY LANE
DAWSONVILLE, GA 30534

093 032
INGRAM CLINTON GRADY & ANGELA J MERRITT & ANGELA DIANNE ALLISON
81 FERN VALLEY RD
DAWSONVILLE, GA 30534

093 070
DAWSON CO BOARD OF EDUCATION DAWSON COUNTY HIGH SCHOOL
1665 PERIMETER RD
DAWSONVILLE, GA 30534

Annex

Dawson County Attorney
Jarrard & Davis, LLP
25 Justice Way, Suite 2204
Dawsonville, Georgia 30534

David Headley, County Manager
Dawson County
25 Justice Way, Suite 2236
Dawsonville, Georgia 30534

Billy Thurmond, Chairman
Dawson County Board of Commissioners
25 Justice Way, Suite 2313
Dawsonville, Georgia 30534

Jameson Kinley, Planning and Development Director
Dawson County
25 Justice Way
Dawsonville, Georgia 30534

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

COPY

FOR

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

NATURE OF REQUEST

To annex and rezone a vacant 74.865-Acre Tract into the City of Dawsonville

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

The scope of this project is to annex and rezone a 74.865-Acre tract into the City of Dawsonville for a proposed 124 Lot Residential Subdivision w/ an amenity area.

This property is a 74.865 acre tract of land, Land Lots 370, 371, 372, 373, 427 and 428, 12th District. The property is currently zoned RSR and RA. We are requesting a rezoning of R-3. Minimum lot size shall be 75'x100'. It has frontage on Perimeter Road, but we are also proposing extending Turner Drive that will serve as an 2nd access point to the subject tract. The intent is to utilize 53.995 acres to develop the 124 lot subdivision and amenity area. This will yield a density of 2.30 units / acre. The remaining 20.87 acres are to be used as a borrow pit due to topography.

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

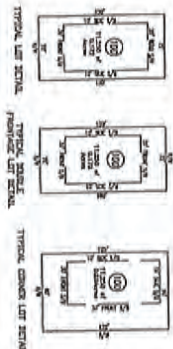
Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

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



COPY

- GENERAL NOTES:**
1. PROPOSED CDT ZONING: R-3
 2. EXISTING COUNTY ZONING: RM & SR
 3. HIGHLIGHTED LOTS: 124 w/ Proposed Accessory Use
 4. TOTAL AREA: 74.865 ACRES
 5. TOTAL LOTS: 7485 ACRES
 6. PROPOSED R-3: 2277 LOTS
 7. PROPOSED RM & SR: 5208 LOTS
 8. TOTAL LOTS TO BE ANNEXED: 7485
 9. TOTAL AREA TO BE ANNEXED: 74.865 ACRES



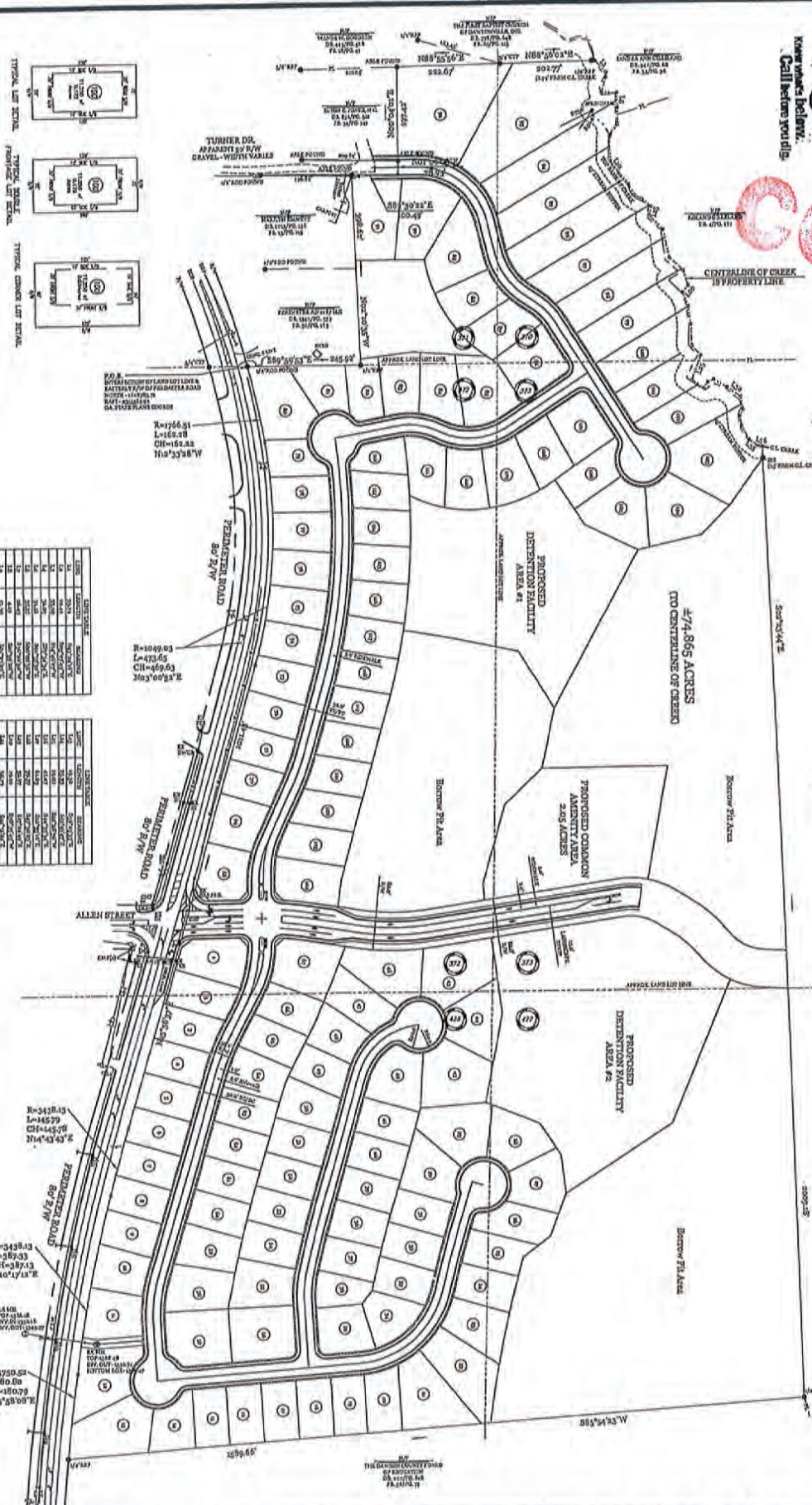
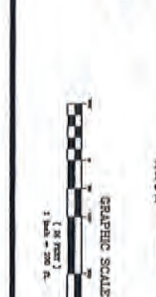
5. MAX LOT SIZE: 7,000 SF (75' x 100')
6. SETBACKS:
 - FRONT: 5'
 - REAR: 5'
 - SIDE: 5'
7. PROPOSED ACCESSORY USE:
 - RESIDENTIAL / HOME OFFICE / REPAIRS / STORAGE
8. ADJACENT TO BE ANNEXED:
 - BY 2' BENTLEY STREET AND 5' SIDEWALK

3. THIS PHASE OF DEVELOPMENT TO BE SERVED BY COUNTY SEWERAGE SYSTEM AND LOCAL TRUNK SEWERAGE

| LOT | AREA | PERMITS | REMARKS |
|-----|------|---------|---------|
| 1 | 100 | 100 | 100 |
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3. THIS PHASE OF DEVELOPMENT TO BE SERVED BY COUNTY SEWERAGE SYSTEM AND LOCAL TRUNK SEWERAGE

| LOT | AREA | PERMITS | REMARKS |
|-----|------|---------|---------|
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PROJECT NO. 20-085

DATE: 8/17/20

SCALE: 1" = 100'

ANNEXATION & REZONING PLAN
FOR
ALLEN STREET PROPERTIES, LLC
PERIMETER RD. 74.865 AC TRACT
L. L. 370, 371, 372, 373, 427, 428 * 12TH DIST.
DAWSON COUNTY, GEORGIA

CivilScapes, Inc.

CIVIL DESIGN & LANDSCAPE ARCHITECTURE
7165 SHADY GROVE ROAD CUMMING, GEORGIA 30041
OFFICE: 978-913-8836



REVISIONS

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |
| | | |
| | | |

COPY



City of Dawsonville Zoning Map

COPY

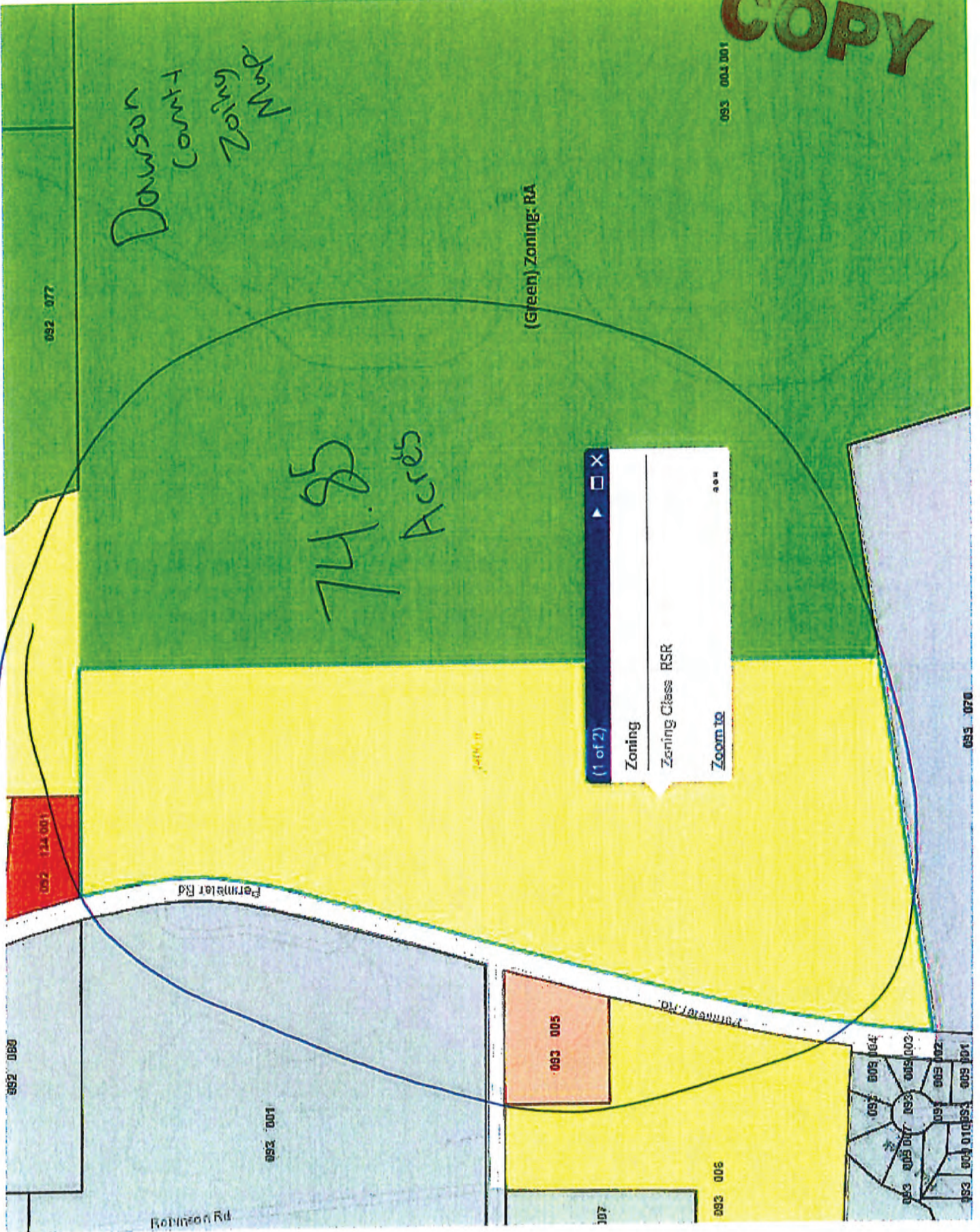
Dawson
County
Zoning
Map

74.95
Acres

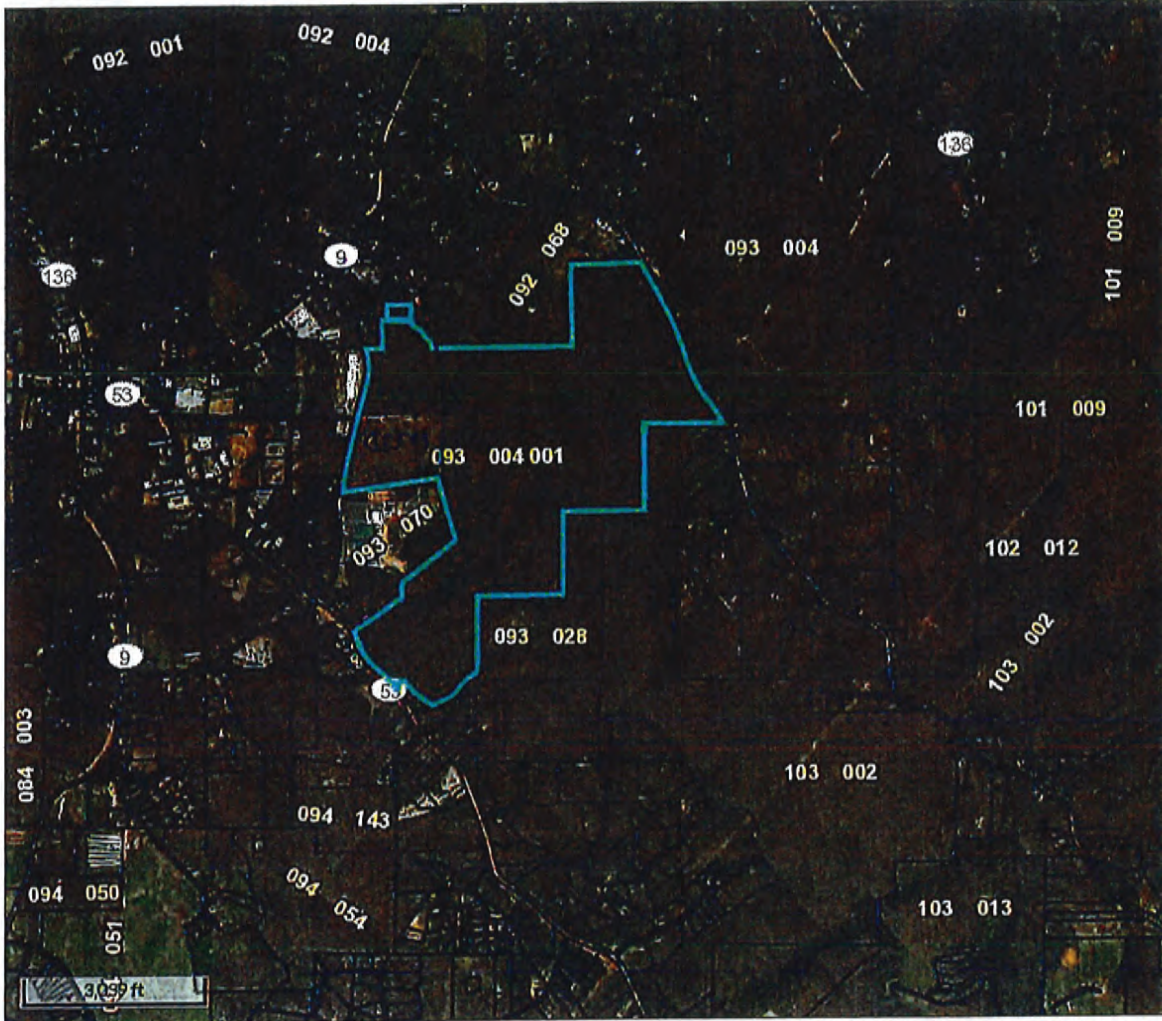
(Green) Zoning: RA

(1 of 2)

- Zoning
- Zoning Class RSR
- Zoom to 404



COPY



Overview



Legend

-  Parcels

Parcel ID: 093 004 001
Alt ID: 15711
Owner: B & K TURNER FAMILY LLP
Acres: 492
Assessed Value: \$2089400

Date created: 8/20/2020
Last Data Uploaded: 8/19/2020 11:54:11 PM

Developed by  **Schneider**
GEOSPATIAL

COPY

**Perimeter Road
+/-74.865 Acres**

All that tract or parcel of land lying and being in Land Lot 370,371,372,373,427 & 428 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

Beginning at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found;

THENCE leaving said right of way and traveling on the property line common to now or formally Perimeter Rd 1087 LLC and the Land Lot Line common to Land Lots 371 and 372, South 89 Degrees 59 Minutes 53 Seconds East for a distance of 245.92 feet to a point, said point marked by a ½ inch rebar pin found; THENCE leaving said Land Lot Line and traveling again on the property line common to now or formally Perimeter Rd 1087 LLC North 02 Degrees 10 Minutes 35 Seconds West for a distance of 398.62 feet to a point, said point lying on the southerly right of way of Turner Drive (Apparent 30' right of way), said point marked by an Axle Found; THENCE on said right of way South 89 Degrees 30 Minutes 22 Seconds East for a distance of 100.49 feet to a point; THENCE continuing on said right of way North 01 Degrees 06 Minutes 08 Seconds East for a distance of 28.95 feet to a point on the northerly right of way of Turner Drive, said point marked by an Axle Found; THENCE leaving said right of way and traveling on the property line common to now or formally Elton C. Jones, et al., North 00 Degrees 04 Minutes 01 Seconds East for a distance of 197.42 feet to a point, said point marked by an Axle Found; THENCE traveling on the property line common to Wanda W. Goodson, North 88 Degrees 55 Minutes 56 Seconds East for a distance of 222.67 feet to a point, said point marked by a ¾ inch crimp top pipe found; THENCE along the property line common to now or formally The First Baptist Church of Dawsonville, Inc., North 88 Degrees 56 Minutes 02 Seconds East for a distance of 202.77 feet to a point, said point being the centerline of a creek; THENCE traveling on said centerline creek the following thirty-six (36) courses and distances:

South 43 Degrees 24 Minutes 16 Seconds East for a distance of 33.74 feet to a point; THENCE South 03 Degrees 27 Minutes 49 Seconds West for a distance of 10.41 feet to a point; THENCE South 14 Degrees 46 Minutes 27 Seconds West for a distance of 33.59 feet to a point; THENCE South 87 Degrees 54 Minutes 34 Seconds East for a distance of 31.95 feet to a point; THENCE South 01 Degrees 55 Minutes 32 Seconds East for a distance of 31.16 feet to a point; THENCE South 00 Degrees 02 Minutes 56 Seconds West for a distance of 35.15 feet to a point; THENCE South 36 Degrees 20 Minutes 50 Seconds West for a distance of 26.45 feet to a point; THENCE South 21 Degrees 59 Minutes 08 Seconds West for a distance of 4.19 feet to a point; THENCE South 01 Degrees 23 Minutes 05 Seconds East for a distance of 51.39 feet to a point; THENCE South 36 Degrees 11 Minutes 04 Seconds East for a distance of 28.79 feet to a point; THENCE South 39 Degrees 57

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3010 Hamilton Mill Road

Buford, Ga. 30519

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Minutes 03 Seconds East for a distance of 34.18 feet to a point; THENCE South 25 Degrees 14 Minutes 03 Seconds East for a distance of 24.29 feet to a point; THENCE South 59 Degrees 25 Minutes 33 Seconds East for a distance of 19.36 feet to a point; THENCE South 51 Degrees 41 Minutes 47 Seconds East for a distance of 25.33 feet to a point; THENCE South 12 Degrees 28 Minutes 30 Seconds West for a distance of 19.07 feet to a point; THENCE South 44 Degrees 35 Minutes 34 Seconds East for a distance of 41.47 feet to a point; THENCE South 12 Degrees 33 Minutes 16 Seconds East for a distance of 61.63 feet to a point; THENCE South 47 Degrees 50 Minutes 05 Seconds East for a distance of 39.37 feet to a point; THENCE South 17 Degrees 24 Minutes 49 Seconds East for a distance of 32.97 feet to a point; THENCE South 38 Degrees 35 Minutes 45 Seconds West for a distance of 19.01 feet to a point; THENCE South 21 Degrees 51 Minutes 22 Seconds East for a distance of 30.73 feet to a point; THENCE South 08 Degrees 14 Minutes 26 Seconds East for a distance of 38.16 feet to a point; THENCE South 02 Degrees 50 Minutes 11 Seconds East for a distance of 45.04 feet to a point; THENCE South 43 Degrees 16 Minutes 26 Seconds East for a distance of 26.42 feet to a point; THENCE South 20 Degrees 08 Minutes 22 Seconds West for a distance of 55.37 feet to a point; THENCE South 56 Degrees 50 Minutes 55 Seconds East for a distance of 30.32 feet to a point; THENCE North 31 Degrees 21 Minutes 31 Seconds East for a distance of 14.38 feet to a point; THENCE North 67 Degrees 40 Minutes 49 Seconds East for a distance of 14.23 feet to a point; THENCE South 60 Degrees 56 Minutes 10 Seconds East for a distance of 32.92 feet to a point; THENCE South 55 Degrees 54 Minutes 24 Seconds East for a distance of 36.09 feet to a point; THENCE South 11 Degrees 17 Minutes 10 Seconds East for a distance of 27.95 feet to a point; THENCE South 32 Degrees 47 Minutes 51 Seconds West for a distance of 15.14 feet to a point; THENCE South 11 Degrees 54 Minutes 42 Seconds East for a distance of 21.43 feet to a point; THENCE South 28 Degrees 24 Minutes 57 Seconds East for a distance of 33.77 feet to a point; THENCE South 57 Degrees 40 Minutes 33 Seconds East for a distance of 24.43 feet to a point; THENCE South 79 Degrees 46 Minutes 55 Seconds East for a distance of 8.47 feet to a point;

THENCE leaving said centerline creek South 02 Degrees 23 Minutes 44 Seconds East for a distance of 2009.18 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling on the property line common to now or formally The Dawson County Board of Education, South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.66 feet to a point, said point being the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found; THENCE traveling on said Easterly right of way the following six (6) courses and distances:

Along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc

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length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; THENCE North 15 Degrees 56 Minutes 37 Seconds East for a distance of 1011.43 feet to a point; THENCE along a curve to the left having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of North 03 Degrees 00 Minutes 32 Seconds East and a chord distance of 469.63 feet to a point; THENCE along a curve to the left having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of North 12 Degrees 33 Minutes 28 Seconds West and a chord distance of 162.22 feet to a point, said point marked by a ½ inch Rod Found, said point being THE TRUE POINT OF BEGINNING.

Said property contains +/-74.865 Acres.

Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

Buford, Ga. 30519



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

COPY

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** _____
Application Number: _____
MA

Sworn to and subscribed before me
this _____ day of _____ 20____.

Notary Public, State of Georgia
My Commission Expires: _____

Notary Seal



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

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

| |
|------------------|
| INVOICE # |
| I2100175 |

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

COPY

| |
|--|
| ACCOUNT ID: P-000519 PIN: 397098 B & K TURNER FAMILY LLP 1090 OAKHAVEN DR ROSWELL, GA 30075 |
|--|

PERMIT INFORMATION
 PERMIT NO: C2100043
 LOCATION: PERIMETER RD
 OWNER: B & K TURNER FAMILY LLP

| QUANTITY/UNIT | SERVICE ID | DESCRIPTION | UNIT PRICE | AMOUNT |
|---------------|------------|---|-------------------|--------------------|
| | | Permit No: C2100043 | | |
| 1.0000 | P-0147 | Zoning Request to R3 Permit No: C2100043 | 350.000000 | 350.00 |
| 1.0000 | P-0154 | ANNEXATION Permit No: C2100043 | 250.000000 | 250.00 |
| 36.0000/EA | P-0155 | CERTIFIED MAIL FEE Permit No: C2100043 | 6.900000 | 248.40 |
| 1.0000/EA | P-0155A | ADMINISTRATIVE FEES Permit No: C2100043 | 100.000000 | 100.00 |
| 74.8650/ACR | P-0161 | ZONING REQUEST TO R-3 PER ACRE Permit No: C2100043 | 50.000000 | 3,743.25 |
| | | | TOTAL DUE: | \$ 4,691.65 |
| | | Prn Payment: 08/20/20 CK 1131 | | -4,393.25 |
| | | Prn Payment: 09/09/20 CK 1139 | | -298.40 |
| | | | 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 #: I2100175
 DESCRIPTION: Permit No: C2100043
 ACCOUNT ID: P-000519 PIN: 397098
 DUE DATE: 09/19/20
 TOTAL DUE: \$ 0.00

B & K TURNER FAMILY LLP
 1090 OAKHAVEN DR
 ROSWELL, GA 30075



ARTICLE XII. - R-3, SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 1301. - Purpose and Intent.

The R-3, single-family medium density (up to three units per acre) in areas served by public water and sanitary sewer.

(Ord. of 12-3-2018)

Sec. 1302. - Permitted uses.

The following uses are permitted in the R-3, single-family district:

1. Any use permitted in the R-2, single-family residential district, as specified in section 1202, of these regulations and subject to the same restrictions, except as indicated in article XX provided both water and sewer are available (otherwise the lot size would be governed by the requirements of the State of Georgia Health Department Rules/Regulations).
2. Personal care homes, homes for the elderly, boarding homes, lodging houses and dormitories serving ten residents or less, provided that no such buildings shall be located closer than 100 feet to a R-1 district boundary, and provided a copy of the approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.
3. Day care centers, kindergartens and nursery schools serving 12 or less persons, provided that no such principal building shall be located closer than 100 feet to a R-1 district boundary, that all applicable regulations of the Georgia Department of Human Resources regarding fencing and play area are met, and provided a copy of the approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.
4. Short-term home rentals.

(Ord. of 12-3-2018)

Sec. 1303. - Conditional uses.

The following uses are conditional uses in the R-3, single-family residential district:

1. Personal care homes, homes for the elderly, boarding homes, lodging houses and dormitories serving more than ten residents, provided that no such buildings shall be located closer than 100 feet to a R-1 district boundary, and provided a copy of the

1. Commercial uses.
2. Industrial uses.
3. Manufactured (mobile) homes and houses moved from other locations (except industrialized single-family modular homes).
4. Animals which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Animals such as dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted.
5. Any use not permitted in accord with the terms hereof.

(Ord. of 12-3-2018)

approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.

2. Day care centers, kindergartens and nursery schools serving more than 12 persons, provided that no such principal buildings shall be located closer than 100 feet to a R-1 district boundary, that all applicable regulations of the Georgia Department of Human Resources regarding fencing and play area are met, and provided a copy of the approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.
3. Convalescent homes, nursing homes, group homes, rehabilitation centers, sanitariums and similar institutionalized residential facilities involving professional care and treatment, provided such use is located on property fronting an arterial or collector street, that no such dwelling is located closer than 100 feet to a R-1 district boundary, and provided a copy of the approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.

(Ord. of 12-3-2018)

Sec. 1304. - Density calculation.

No more than 20 percent of floodplain or other unusable land from a development prospective may be used to calculate allowed density.

(Ord. of 12-3-2018)

SINGLE-FAMILY RESIDENTIAL DISTRICT: R-3

| R-3 Single-Family Residential District | Max. # of Units | Min. Lot Size | Front Setback | Side Setback | Rear Setback | Min. Sq. Ft. | Max. Building Height |
|--|-----------------|---------------|---------------|--------------|--------------|--------------|----------------------|
| Single-Family | 3 | 75' x 100' | 30' | 10' | 20' | 1,300' | 35' |

(Ord. of 12-3-2018)

Sec. 1305. - Prohibited uses.



City of Dawsonville
Planning Commission Regular Meeting
5:30 PM, September 14, 2020

Name

Address

- | Name | Address |
|--------------------|--|
| 1 Sarah Jones | 81 Turner Dr. (3100 Hwy 9 South) / res. |
| 2 Wendy W. Kraly | Gregory Depp Calhoun Pagan / Seelye 2 Wren / Atlanta |
| 3 SUSAN Muench | FRANK BRUCE She |
| 4 M. O'Hara Tubrid | 1090. PAHMAN DR. Roswell GA |
| 5 Julie Turner | " " " |
| 6 Adam Whitmire | |
| 7 Tony Hout | 61 Turner Dr |
| 8 Liz Murdoch | 15 Turner Drive |
| 9 Michelle Floyd | 61 Turner Drive |
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| 28 | |
| 29 | |
| 30 | |

09/14/2020

Jones, - 97.9, 97.3

97.4

Randy 96.3

Wendy 97.9

Caleb 97.9

Liz 97.5



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 10

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

CITY COUNCIL MEETING DATE: 11/16/2020

BUDGET INFORMATION: GL ACCOUNT # _____ NA _____

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

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

PURPOSE FOR REQUEST:

TO PROVIDE PROJECT UPDATES

HISTORY/ FACTS / ISSUES:

SEE ATTACHED OUTLINE

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

CITY MANAGER'S REPORT – NOVEMBER 16, 2020

Major Water Leak: At 705 AM on Saturday, October 17th utility staff awoke to an alert from SCADA that the Wallace Park water tank was low indicating a major problem. The entire Utility Department, and the City Manager rushed to begin looking for a major leak

The leak was located inside the pumphouse at well #110. Well #110 (Pigeon Creek) is the one in which we just updated the filter system. It appears a union at a cut off valve ruptured, causing the massive leak. The filter media and some of the electronics were damaged. This will be warranty work. Ad Edge and Cheek Brothers will be responsible for all the repairs. In addition to the warranty work. We are installing a surge valve at that location.

The tank at one point got down to 22.7'. We prefer the tank to never get below 25.5'. There were no reported incidents of low pressure. Well #111 was cut on and the water level of the Tank #1 at Wallace Park was back to 25.5 Saturday evening and 26.8 Sunday evening. Well #110 would not have alerted SCADA because it was running. SCADA will advise when the tank is filled again. The Utilities Team did a good job ascertaining the problem and mitigating it.

Ribbon Cutting & Unveiling of Thunder Road: On Friday, October 23rd, we hosted a ribbon cutting and unveiling of Thunder Road. After much work by Mayor Eason and Representative Kevin Tanner, Hwy 9 has been renamed Thunder Road in honor of its place in the history of moonshine transport. A major route for taking 'shine' to Atlanta from Dawsonville, this section of road even had a movie named after it. The Chamber of Commerce did a good job hosting this event. GDOT Commissioner Russell McMurry and Representative Kevin Tanner along with Mayor Eason spoke to a good group gathered for the event.

Moonshine Festival: Most people we interacted with were very pleased with this year's festival. Gordon Pirkle told me Sunday, "I've been going to festivals for over 50 years and this one was the best ever." K4K did a good job with clean-up and staff will follow-up with some pressure washing of certain areas. This is our first, large-scale event in Main Street Park and the grass and other infrastructure held up well. One thing that must be mentioned is the level of service provided by our personnel during the festival. Jon Davis, Cody Mason, Clay Moss and Steven McNeal did a superb job throughout the festival.

The festival, in its new home, received great reviews from visitors and vendors alike. Utilizing Main Street Park, the City Hall complex, and Allen Street, vendors socially distant, offered a variety of wares for sale. Attendance, despite rain Saturday night and Sunday morning, was very good. Highway 53 and the downtown area remained open and business owners were pleased with the opportunity to do regular business. Stores managers were pleased with the festival and thankful that they could operate, making statements such as, 'it was nice to be open for a change and able to do a normal business', and 'we were finally able to sell gas the busiest weekend of the year'. These and many other favorable comments were heard. Both the Fire/EMS Department and Sheriff's Office were pleased as well. As with any event, improvements can be made. Of special concern is the problems Food Lion customers were experiencing. K4K is to be commended for the fine job they did.

Hurricane Zeta: Just days after a successful Moonshine Festival, staff prepared for and responded to Hurricane Zeta. The storm struck overnight Wednesday and into the early morning hours on Thursday. Severe damage including downed trees on powerlines and shattered power poles. Over 80% of the county was without power. Sawnee, Amicalola EMC companies, GA Power and back up companies from across the southeast are working around the clock to restore power. At one point, Glennis Barnes with GA Power said they had over 500,000 people out of power. Power first went out in Crown Point and Gold Creek about 5 AM and then the remainder of town by 530 AM. We were told 700 broken poles had to be replaced.

Despite torrential rainfall, flooding was a non-issue. The work at Jack Heard Street resolved that problem as did the repairs to the road off Flat Creek accessing our maintenance facility.

Roads that were closed due to downed power lines caused by trees include: portions of Shoal Creek, Burt Creek, Perimeter Road, Hwy 9 N, Hwy 136, and Hwy 183. According to the county, numerous side and rural roads are in bad shape, some from flooding but most from downed trees. GDOT also worked for days to clear and reopen state highways, Hwy 9 was especially hard hit.

Initially we closed City Hall for two hours on Thursday but extended it to all day because power had not been restored, nor had internet and numerous roads across the county were closed. We reopened City Hall Friday after a two-hour delay.

Public Works and Utilities Crews initially worked 20 consecutive hours on Thursday and over 12-16 hours on Friday. SCADA was knocked out due to power failure but was back up Thursday. The water tanks are holding and wells #111 and 106 are pumping on generator; so, we are good.

The sewer lift stations were on generator. We had Townley pump Gold Creek, Goodson's and Flat Creek Lift stations to give us a head start. The ponds were pumped down the preceding two days prior the storm and were able to handle the heavy rainfall.

Clean-up of trees continued into the next week as power lines are made safe. Additionally, we continue the general clean-up of gutters and culverts that are now full of debris.

Major Water Leak #2: About 6 PM on Sunday night after Hurricane Zeta, staff responded to a major water leak on Shoal Creek Road. The 8" main line that feeds Bent Ridge and Pigeon Creek was broken we believe due to a tree uprooted from the storm. A boil alert was issued for the areas impacted and staff worked diligently with Townley Construction to get the leak repaired. The leak was repaired by 9 PM and staff worked until 2 AM flushing lines.

Chase Celebration: The city played host to a ceremony recognizing Hometown Hero Chase Elliott after he won the NASCAR 2020 Championship. NASCAR's most popular driver was escorted through downtown finishing up at the GRHOF Winner's Circle for a ceremony recognizing him, his crew and family for this outstanding achievement. City Councilmembers Tolson, Phillips and Walden presented him a Key to the City. Huge crowds greeted and showed their support for Chase as people came from across the southeast to get a glimpse of the Champion and participate in this celebration.

Veteran's Day Parade & Celebration: The City of Dawsonville is proud and appreciative of our Veterans who served our nation, preserving our democracy and protecting our great nation. In year's past, the city has supported a Veteran's Day Parade that was sponsored and coordinated by the Veteran's Affairs of Dawson County. This year, the Veteran's Affairs of Dawson County chose to cancel all activities normally associated with Veteran's Day, November 11th. According to current Veteran's Affairs of Dawson County President Don Brown, "We are respecting the health and well-being of our citizens and our Veterans by cancelling the luncheon and parade."

COVID-19 Update: City Hall remains open despite the worrisome increases in COVID cases. We continue to maintain our pandemic protocols as we try to keep our staff and customers safe and healthy

Farmer's Market: A special concrete epoxy to fill the surface cracks in the 14" slab has been received. It will be used to fill and seal all cracks to keep moisture out. We have also received a coating that will be applied to the total surface that while allowing the concrete to breath while creating a safer surface for foot traffic preventing slipping when floor is wet. We need a break in activity and a few days of dry weather to apply these products.

Everlast & the Main Street Park Rest Room: The project was closed out just in time for the Moonshine Festival Although K4K chose not to utilize the facility during the festival, we are hearing great things from daily visitors to Main Street Park. Attendance this fall to the park has been incredible with cooler temperatures.

Main Street Park: The fencing for the dog park is complete and we are working with our Eagle Scout candidate to develop signs and other amenities for this addition. We continue to work with the other two Eagle Scout candidates. We are working with legal on an IGA with the county that will allow design and construction of a trail to the library by one candidate. We are working with the other candidate to design of a Lending Library geared specifically for young children. Additionally, staff are seeking bids on construction of picnic shelters in the park as well as disc golf, and exercise stations.

Test Manhole Project at Gold Creek Foods: Townley Construction advised that on November 2nd they received word that the manhole should be delivered within two weeks. The sampler has already been received and is ready for installation in the manhole once it is delivered and in place.

Paving Repairs - Main Street, Memory Lane and Jack Heard Street: Turnipseed Engineering are finalizing a bid package for milling, deep patch repair and overlay for Main Street, Memory Lane, Jack Heard Street and hopefully Maple Street if bids are not too great. We asked Turnipseed to evaluate Jack Heard with regards to handling rainfall. This project is funded through SPLOST VI.

Sidewalks: Turnipseed Engineering is also engineering sidewalks connecting Main Street Park to the Farmer's Market.

Refurbish and Painting of Burt's Crossing Water Tower: Bids have been received and approval from the City Council to proceed with this \$192,000 project.

Atlanta Motorsports Park: Throughout the last two weeks in October and now two weeks into November, staff continue to receive calls about excessive noise. The most calls came in the first weekend in November due to the Legend's Race. We are awaiting sound meter reports to determine if AMP was within compliance levels for sound.

Mural Refurbish: The three murals on the side of the GA Racing Hall of Fame have been refurbished and look great.

Budget: As budgeted, we paid \$311,161 from SPLOST VI toward the City Hall debt. This leaves about \$350,000 remaining.

Robinson Elementary School utilizes Main Street Park Playground: As part of their PBIS rewards program for rewarding students for good behavior, a group of K-5th grade children were treated to a visit to our new playground during the school day. These "playground experts" thoroughly enjoyed our facilities and this will continue to be a reward for the PBIS program.

Flu Clinic: The Department of Public Health hosted a drive-in flu clinic at the Farmer's Market at which a number of folks were able to receive their flu vaccination.

Personnel:

- We were saddened to receive the resignation of Finance Administrator Hayden Wiggins. He just completed his third year of service to the city and he has done a superb job. However, he received a job offer for a company closer to home. The position brings a much better salary than we could offer, equity in a growing company and is 10 minutes from his home. We are excited for he and his family and this opportunity.
- With David Picklesimer's promotion, this leaves a tremendous void in the Inspector position. We continue advertising and interviewing for the Inspector/Code Enforcement position. One candidate we very much liked, turned down the rate of pay offered.
- With Stacy Harris' transfer from downstairs to Planning & Zoning, this leaves a void in the downstairs operation for which we have interviewed and should be making a selection shortly.

- We have completed interviews for Finance Administrator and will be making an offer soon to our top ranked candidate.

Employee Recognition:

- Employee of the Month:
 - October 2020 – I normally do not recognize more than one employee each month for the Employee of the Month Award. However, this year was a special circumstance as we continued to deal with 2020 events. With that in mind, multiple employee from two departments are being recognized. From the Utility Department: Westin Lee and Blake Croft for response to two major water leaks, a hurricane and covering for Jacob Barr while he was out with two family emergencies. From the Public Works Department: Steven McNeal, Cody Mason, Jon Davis and Clay Moss for their back-to-back response to the Moonshine Festival and Hurricane Zeta.
- Employee of the Quarter
 - 3rd Quarter (July-September) – Clay Moss

Administrative Variance C2100054: Administrative variance approved by Planning Director David Picklesimer for 2.5' reduction in the front setback of 20' at 324 Flowing Trail. He is available for questions.

Leak Adjustments 11/10/2020

| <i>DATE</i> | <i>CUSTOMER</i> | <i>WATER</i> | <i>SEWER</i> | <i>TOTAL</i> | <i>DESCRIPTION</i> |
|-------------|--------------------|--------------|--------------|--------------|------------------------------|
| 11/02/2020 | Michael Williamson | \$22.13 | \$29.64 | \$51.77 | Main broke outside meter box |



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 11

SUBJECT: STAFF REPORT: FINANCE ADMINISTRATOR

CITY COUNCIL MEETING DATE: 11/16/2020

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from: Annual Budget Capital Budget Other

Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

- **TO PRESENT FUND BALANCE AND ACTIVITY THROUGH OCTOBER 31, 2020**

HISTORY/ FACTS / ISSUES:

SEE ATTACHED FINANCIAL REPORTS

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Hayden Wiggins, Finance Administrator

CITY OF DAWSONVILLE, GEORGIA
GENERAL FUND
July 1, 2020 - October 31, 2020

| | <u>Budget</u> | <u>Actual</u> | <u>Percentage</u> |
|--------------------------------------|----------------------|----------------------|-------------------|
| REVENUES | | | |
| Taxes | \$ 1,235,050 | \$ 736,420 | 59.63% |
| Licenses and permits | 115,975 | 51,479 | 44.39% |
| Intergovernmental revenues | 25,000 | 96,060 | 384.24% |
| Fees | 269,200 | 44,811 | 16.65% |
| Other | <u>234,473</u> | <u>34,656</u> | <u>14.78%</u> |
| Total revenues | <u>1,879,698</u> | <u>963,426</u> | <u>51.25%</u> |
| EXPENDITURES | | | |
| Department: | | | |
| Council | 99,215 | 34,986 | 35.26% |
| Mayor | 21,380 | 6,180 | 28.91% |
| Elections | - | - | 0.00% |
| Administration | 739,865 | 282,547 | 38.19% |
| City Hall building | 118,000 | 57,406 | 48.65% |
| Animal control | 1,500 | 132 | 8.80% |
| Roads | 537,517 | 257,759 | 47.95% |
| Parks | 47,000 | 430,798 | 916.59% |
| Planning and zoning | 285,721 | 77,983 | 27.29% |
| Economic development | <u>29,500</u> | <u>4,000</u> | <u>13.56%</u> |
| Total expenditures | <u>1,879,698</u> | <u>1,151,791</u> | <u>61.28%</u> |
| TOTAL REVENUES OVER EXPENDITURES | | (188,365) | |
| Transfer in From Reserves | | <u>188,365</u> | |
| NET CHANGE IN FUND BALANCE | | <u><u>-</u></u> | |

CITY OF DAWSONVILLE, GEORGIA
WATER, SEWER, AND GARBAGE FUND
July 1, 2020 - October 31, 2020

| | <u>Budget</u> | <u>Actual</u> | <u>Percentage</u> |
|----------------------|------------------|----------------------|-------------------|
| REVENUES | | | |
| Water fees | \$ 680,000 | \$ 257,211 | 37.83% |
| Sewer fees | 794,000 | 295,225 | 37.18% |
| Garbage fees | 203,500 | 72,738 | 35.74% |
| Miscellaneous | <u>205,310</u> | <u>106,020</u> | <u>51.64%</u> |
| Total revenues | <u>1,882,810</u> | <u>731,194</u> | <u>38.84%</u> |
| EXPENDITURES | | | |
| Depreciation | 574,000 | 120,184 | 20.94% |
| Garbage service | 212,000 | 77,994 | 36.79% |
| Group insurance | 85,056 | 32,210 | 37.87% |
| Insurance | 38,200 | 3,110 | 8.14% |
| Interest | 87,450 | 16,667 | 19.06% |
| Payroll taxes | 22,752 | 9,213 | 40.49% |
| Professional | 98,000 | 68,901 | 70.31% |
| Miscellaneous | 52,500 | 15,873 | 30.23% |
| Repairs/supplies | 187,500 | 85,587 | 45.65% |
| Retirement | 17,000 | 7,915 | 46.56% |
| Salaries | 297,402 | 121,684 | 40.92% |
| Technical services | 66,000 | 31,679 | 48.00% |
| Utilities | <u>144,950</u> | <u>43,377</u> | <u>29.93%</u> |
| Total expenditures | <u>1,882,810</u> | <u>634,394</u> | <u>33.69%</u> |
| INCOME (LOSS) | | <u><u>96,800</u></u> | |

CITY OF DAWSONVILLE, GEORGIA

SPLOST

July 1, 2020 - October 31, 2020

SPLOST VI

| | <u>Budget</u> | <u>Actual</u> | <u>Percentage</u> |
|----------------------------------|------------------|-----------------------|-------------------|
| REVENUES | | | |
| Taxes | 1,062,750 | 533,691 | 50.22% |
| Interest | 2,000 | 179 | 8.95% |
| Other | - | - | 0.00% |
| | <u>-</u> | <u>-</u> | <u>0.00%</u> |
| Total revenues | <u>1,064,750</u> | <u>533,870</u> | <u>50.14%</u> |
| EXPENDITURES (Capital Outlays) | | | |
| City hall acquisition | 680,000 | 39,483 | 5.81% |
| Roads and sidewalks | 375,750 | 74,733 | 19.89% |
| Public works equipment - roads | - | - | 0.00% |
| Sewer projects | - | - | 0.00% |
| Public works equipment - sewer | - | - | 0.00% |
| Water projects | - | - | 0.00% |
| Public works equipment - water | - | - | 0.00% |
| Farmers market | 9,000 | 3,000 | 33.33% |
| Parks and recreation | - | - | 0.00% |
| | <u>-</u> | <u>-</u> | <u>0.00%</u> |
| Total expenditures | <u>1,064,750</u> | <u>117,216</u> | <u>11.01%</u> |
| TOTAL REVENUES OVER EXPENDITURES | | 416,654 | |
| Transfer in From Reserves | | <u>-</u> | |
| NET CHANGE IN FUND BALANCE | | <u><u>416,654</u></u> | |

City of Dawsonville
 SPLOST VI Completion Schedule
 Inception through October 31, 2020

| Project | Original Budget | Current Project Budget | Prior Year Project to Date | Current Year | Total | Percent of Budget Used | Project Percent Complete | Project Description |
|---------------------------------------|------------------------|-------------------------------|-----------------------------------|---------------------|---------------------|-------------------------------|---------------------------------|---|
| Roads, Streets, Bridges and Sidewalks | 1,250,000 | 1,250,000 | 504,739 | 74,733 | 579,472 | 46.36% | 100.00% | Maple Heights Paving Complete, Sidewalk 100% |
| Water and Sewer Projects | 2,750,000 | 750,000 | 401,756 | 0 | 401,756 | 53.57% | 54.00% | GEFA Loan payments (well#111,water meters, well#110) |
| Park and Recreation Facilities | 2,250,000 | 2,250,000 | 2,372,407 | 0 | 2,372,407 | 105.44% | 115.00% | Phase I complete, Phase II pending completion of restroom |
| Farmers Market Facility | 1,000,000 | 1,000,000 | 1,071,402 | 3,000 | 1,074,402 | 107.44% | 100.00% | Project Complete |
| Public Works Facility and Equipment | 400,000 | 400,000 | 284,559 | 0 | 284,559 | 71.14% | 100.00% | Funding saved went towards MSP |
| City Hall Acquisition | 2,000,000 | 2,000,000 | 1,346,856 | 39,483 | 1,386,339 | 69.32% | 67.00% | We have paid more down as funding allowed |
| Total | \$ 9,650,000 | \$ 7,650,000 | \$ 5,981,719 | \$ 117,216 | \$ 6,098,935 | 79.72% | | |
| MSP Recap | | | | | | | | |
| Total Through 10/31/20 | 2,372,407 | | | | | | | |
| Street Lighting for MSP | 119,275 | | | | | | | |
| MSP Amphitheater Design | 8,000 | | | | | | | |
| MSP Fencing | 119,932 | | | | | | | |
| MSP Restroom | 352,925 | | | | | | | |
| MSP Landscaping | 168,137 | | | | | | | |
| Total MSP Expenditures | \$ 3,140,676 | | | | | | | |