

**AGENDA**  
**CITY COUNCIL REGULAR MEETING**  
**VIA TELECONFERENCE**  
**Monday, January 4, 2021**  
**5:00 P.M.**

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**Link to access meeting via teleconference or by phone from your computer, tablet or smartphone:**  
<https://www.gotomeet.me/CityofDawsonville/city-council-regular-meeting-3>

**You can also dial in using your phone.**

**United States: [+1 \(872\) 240-3212](tel:+18722403212)**

**Access Code: 837-692-877**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
  - a. Approve Minutes
    - Regular Meeting and Work Session held December 21, 2020
    - Executive Session held December 21, 2020
  - b. Approve and Set Qualifying Fees for the 2021 Municipal Election

**BUSINESS**

8. Recommendation for 2021 Leases
9. Thunder Ridge Final Plat Approval

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

**ADJOURNMENT**

*The next scheduled City Council meeting is Tuesday, January 19, 2021*

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



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7

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SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 01/04/2021

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PURPOSE FOR REQUEST:

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

- a. **Approve Minutes**
    - **Regular Meeting and Work Session held December 21, 2020**
    - **Executive Session held December 21, 2020**
  - b. **Approve and Set Qualifying Fees for the 2021 Municipal Election**
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DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7a

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SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 01/04/2021

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BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

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PURPOSE FOR REQUEST:

**TO APPROVE THE MINUTES FROM:**

- **REGULAR MEETING AND WORK SESSION HELD ON DECEMBER 21, 2020**
  - **EXECUTIVE SESSION HELD DECEMBER 21, 2020**
- 

HISTORY/ FACTS / ISSUES:

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OPTIONS:

**AMEND OR APPROVE AS PRESENTED**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Beverly Banister, City Clerk

**MINUTES**  
**CITY COUNCIL REGULAR MEETING AND WORK SESSION**  
**VIA TELECONFERENCE**  
**Monday, December 21, 2020**  
**5:00 P.M.**

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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 Attorneys Dana Miles and Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister and Planning Director David Picklesimer.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember Tolson.
4. **ANNOUNCEMENTS:** Mayor Eason announced early voting is underway. He also stated City Hall has restricted access to the building due to the rise in COVID numbers. He encouraged citizens to be safe by practicing social distancing and wished everyone a Merry Christmas.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by S. Tolson; second by M. French. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** No comments from the public.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a) made by S. Tolson; second by J. Walden. Vote carried unanimously in favor.
  - a. Approve Minutes
    - Special Called Meeting held December 2, 2020
    - Regular Meeting held December 7, 2020
    - Executive Session held December 7, 2020

## **BUSINESS**

8. **APPROVE CONTRACT AND BUDGET AMENDMENT FOR LASERFICHE SOFTWARE:** Motion to approve contract with MCCi for Laserfiche software and approve a budget amendment from the General Fund Reserves in the amount of \$19,152.50 made by M. French; second by S. Tolson. Vote carried unanimously in favor.
9. **2021 MAYOR PRO TEMPORE APPOINTMENT:** Motion to appoint Councilmember Caleb Phillips to serve as the 2021 Mayor Pro Tempore made by S. Tolson; second by J. Walden. Vote carried three in favor (Tolson, Walden, French) with one abstained (Phillips)
10. **RECOMMENDATION FOR 2021 LEASES:** Councilmember Tolson reported on his recommendations for rental fees of the City's properties based on research by City staff of other local rental properties.

Motion to postpone item until the January 4, 2021 meeting made by C. Phillips; second by M. French. Vote carried unanimously in favor
11. **OAKDALE SUBDIVISION FINAL PLAT APPROVAL:** Motion to approve the final plat for the Oakdale Subdivision as presented made by C. Phillips; second by S. Tolson. Vote carried unanimously in favor. (Exhibit "A")

## **WORK SESSION**

### **STAFF REPORTS**

12. **BOB BOLZ, CITY MANAGER:** City Manager Bolz referred the Council to his report and stated the financial reports through November 30, 2020 are also included and the leak adjustment is \$415.85 for the month.

### **EXECUTIVE SESSION:**

At 5:20 p.m. a motion to close regular session and go into executive session for pending or potential litigation was made by S. Tolson; second by J. Walden. Vote carried unanimously in favor.

At 5:35 p.m. a motion to close executive session and resume regular session was made by M. French; second by S. Tolson. Vote carried unanimously in favor.

**MINUTES**  
**CITY COUNCIL REGULAR MEETING AND WORK SESSION**  
**VIA TELECONFERENCE**  
**Monday, December 21, 2020**  
**5:00 P.M.**

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**ADJOURNMENT:**

At 5:37 p.m. a motion to adjourn the meeting was made by J. Walden; second by S. Tolson. Vote carried unanimously in favor.

By: CITY OF DAWSONVILLE

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

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

Filed 12/22/2020 03:55PM  
 Bk 0085 Pg 0221-0222  
 Plat Doc: PLAT  
 Penalty: \$0.00 Interest: \$0.00  
 Participants: 3153517043  
 JUSTIN POWERS, Clerk of Superior Court  
 DAWSON County, Georgia

**APPROVED**  
 DEC 14 2020  
 By: *James Howard*  
 Public Works

**APPROVED**  
 DEC 15 2020  
 By: *Dee Lee*  
 Planning & Zoning

**APPROVED**  
 DEC 15 2020  
 By: *David Lee*  
 Water Sewer

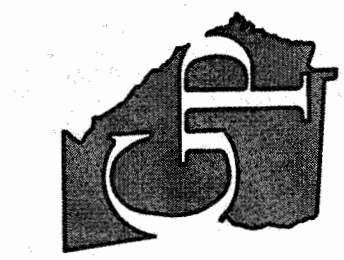
# FINAL PLAT FOR: OAKDALE SUBDIVISION

LOCATED IN LAND LOTS 58 & 59 OF THE 4TH LAND DISTRICT  
 AND LAND LOTS 372 AND 428 OF THE 13TH LAND DISTRICT  
 1ST SECTION - CITY OF DAWSONVILLE  
 DAWSON COUNTY, GEORGIA SCALE 1"=60'

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, STREET RIGHTS OF WAY, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER EASEMENTS, POTABLE WATER MAINS AND APPURTENANCES, POTABLE WATER EASEMENTS, STORM DRAINS AND APPURTENANCES WITHIN STREET RIGHTS OF WAY, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THERON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.

OWNER: *Allen Street Properties, LLC* DATE: 12-14-20  
*BRAND R. SUTHERLAND*

GEORGIA PREMIER  
 LAND SERVICES, INC.  
 PROFESSIONAL LAND SURVEYING  
 3010 HAMILTON MILL ROAD  
 BUFORD, GEORGIA 30519  
 (770) 644-3004 FAX (770) 644-3956  
 LAND SURVEYING COA #1177



AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*BRAND R. SUTHERLAND*  
 BRAND R. SUTHERLAND, L.S. 2900

415 Highway 53 E. Suite 100  
 Dawsonville, Georgia 30534



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

December 4, 2018

Mr. Michael Turner  
 7185 Shady Grove Road  
 Dawsonville Ga 30534

RE: ANX/ZA #C8-00210 and VAR #C8-00210

Dear Mr. Turner,

Congratulations! Your request to annex your property into the City with an R3 zoning and a density variance not to exceed 3.2 units per acre was approved by the City Council on June 4, 2019 with the following stipulations:

- Contingent upon Dawson County's objection being withdrawn
- An agreement between the applicant and the City for a joint detention pond serving the subdivision and the adjacent City dog park property.

We thank you for annexing your property into the City and we look forward to serving you. As always, you may contact us if you have any questions.

Sincerely,

*Robbie Irvin*

Robbie Irvin  
 Planning Director

file



**SITE NOTES:**

- ZONING: R-3
- TOTAL AREA:  
 SUBDIVISION - 14.18 ACRES  
 DOG PARK / DETENTION - 3.19 ACRES
- TOTAL NUMBER OF RESIDENTIAL LOTS: 37
- DENSITY: 2.61 LOTS / AC
- TOTAL AREA WITHIN ROAD RIGHT OF WAY - 2.53 ACRES
- AREAS DEDICATED TO THE CITY:  
 COMMON AREA #1 - 0.59 ACRES  
 COMMON AREA #2 - 0.09 ACRES  
 STREET RIGHT OF WAYS - 2.53 ACRES  
 STORM EASEMENTS - 2.67 ACRES  
 SANITARY SEWER EASEMENTS - 0.71 ACRES  
 WATER LINE EASEMENT - 0.09 ACRES
- MINIMUM LOT AREA - 7,500 S.F. OR 0.172 ACRES
- SETBACKS:  
 FRONT - 30'  
 SIDE - 10'  
 REAR - 20'

WATER SOURCE IS THE CITY OF  
 DAWSONVILLE WATER AND SEWER

SANITARY SEWER SOURCE IS THE CITY OF  
 DAWSONVILLE WATER AND SEWER

THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR  
 MAINTENANCE OF ALL INFRASTRUCTURE FOR A PERIOD OF 12  
 MONTHS AFTER THE RECORDING DATE OF THE FINAL PLAT

STRUCTURES OR FENCES WILL NOT BE ALLOWED IN SANITARY  
 SEWER EASEMENT OR UTILITY EASEMENTS, OR ACCESS  
 EASEMENTS.

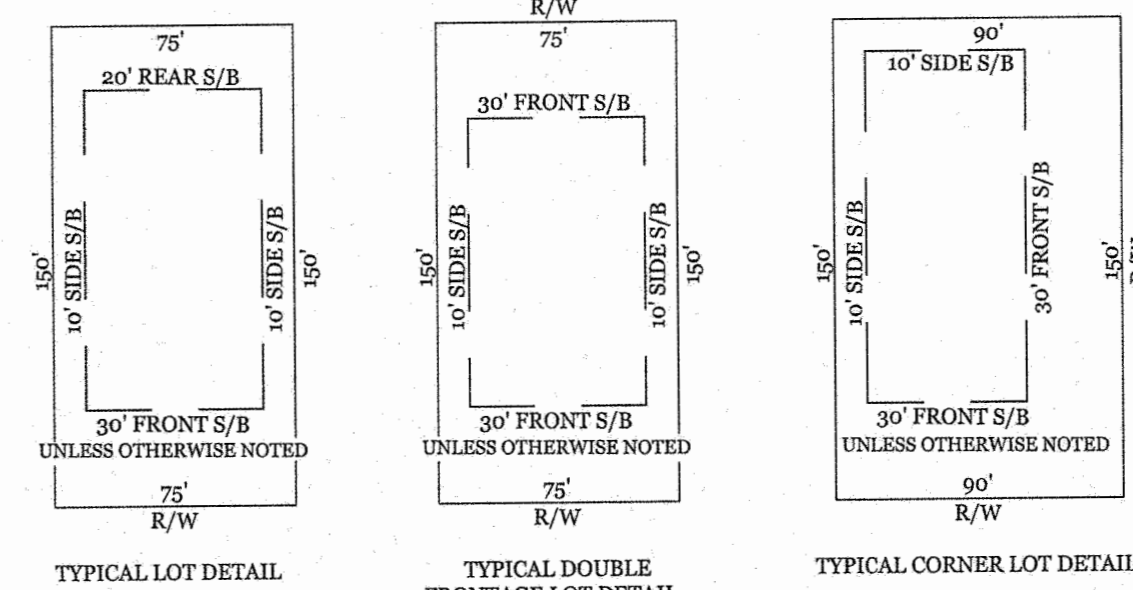
THIS PLAT IS NOT SUBJECT TO ANY PRIVATE COVENANTS.

COMMON AREAS ARE OWNED & MAINTAINED BY HOA.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A  
 DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED  
 BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY  
 PER F.I.R.M. PANEL NO. 13065C0111 C, DATED APRIL 4, 2018

**HOUSE LOCATION PLAN REQUIRED FOR EVERY LOT**

MINIMUM HEATED SQUARE FEET FLOOR AREA OF HOUSES - 1300 S.F.



RESIDENTIAL DRIVEWAYS SHALL NOT EXCEED MAXIMUM SLOPE  
 OF 10 PERCENTER PER ARTICLE VI SEC. 109.54

**OWNER / DEVELOPER/PRIMARY PERMITTEE:**  
 ALLEN ST PROPERTIES LLC  
 PO BOX 876  
 DAWSONVILLE, GA 30534  
 PHONE: 678-570-0469  
 24 HR. CONTACT: MICHAEL TURNER  
 PHONE: 678-570-0469  
 EMAIL: ALLENSTREETPROPERTIES@GMAIL.COM

THIS SUBDIVISION HAS BEEN REVIEW BY THE PLANNING COMMISSION AND THE CITY AND FOUND TO BE IN COMPLIANCE WITH THE ZONING ORDINANCE, DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS.

MAYOR: *Mike Egan* DATE: 12-22-2020

CITY ENGINEER: *J. Lane Ray* DATE: 12/18/20

A 10-FOOT PRIVATE DRAINAGE EASEMENT SHALL EXIST  
 ON ALL SIDE AND REAR YARDS CENTERED ON THE  
 PROPERTY LINE TO ALLOW FOR PROPERTY DRAINAGE OF  
 REAR AND SIDE YARD TO STREET AND OR INLETS

THE AS-BUILT STORM DRAINAGE SYSTEM WILL FUNCTION AS  
 DESIGNED/ENGINEERED IN THE APPROVED CONSTRUCTION DRAWINGS

PROFESSIONAL ENGINEER: *Y. H. H.* DATE: 12/11/20

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,141 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARE RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 199,793.

GEORGIA LAND SURVEYOR: *BRAND R. SUTHERLAND* DATE: 12/16/20

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ENTRANCE AT ALLEN STREET HAS ADEQUATE CORNER SIGHT DISTANCE. THE MINIMUM CORNER SITE DISTANCE IS IN COMPLIANCE WITH AASHTO "POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREET", CHAPTER 9 (AT-GRADE INTERSECTIONS), LATEST EDITION.

PROFESSIONAL ENGINEER: *Y. H. H.* DATE: 12/11/20

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE AS-BUILT DETENTION/WATER QUALITY POND PROVIDES THE STORAGE VOLUMES AND OUTFLOW RATES AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS AND HYDROLOGY STUDY.

PROFESSIONAL ENGINEER: *Y. H. H.* DATE: 12/11/20



IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED CITY RIGHT OF WAY AND CONSIDERED TO BE A VIOLATION OF THE CITY ORDINANCE PROHIBITING UNPERMITTED RIGHT OF WAY ENCROACHMENTS

UPON RECORDING OF THIS PLAT, ALL SANITARY SEWER EASEMENTS ARE DEDICATED TO CITY OF DAWSONVILLE WATER & SEWER

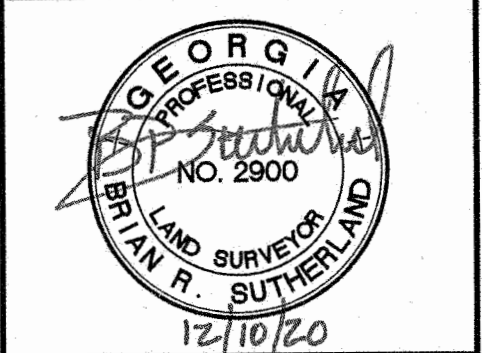
NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE CITY OF DAWSONVILLE

CITY OF DAWSONVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE CITY RIGHT OF WAY

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

FINAL PLAT FOR:  
 OAKDALE SUBDIVISION  
 LOCATED IN LAND LOTS 58 & 59 OF THE 4TH LAND DISTRICT  
 AND LAND LOTS 372 AND 428 OF THE 13TH LAND DISTRICT  
 1ST SECTION - CITY OF DAWSONVILLE  
 DAWSON COUNTY, GEORGIA SCALE 1"=60'



DATE	NO	DESCRIPTION
10/5/2020 <td></td> <td></td>		
12/11/20 <td></td> <td></td>		
12/16/20 <td></td> <td></td>		
12/18/20 <td></td> <td></td>		
12/22/20 <td></td> <td></td>		

DATE: 12/11/20  
 DRAWN BY: BS  
 1 of 2





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7b

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SUBJECT: APPROVE AND SET QUALIFYING FEES FOR THE 2021 MUNICIPAL ELECTION

CITY COUNCIL MEETING DATE: 01/04/2021

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

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

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

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PURPOSE FOR REQUEST:

**TO SET THE QUALIFYING FEE FOR COUNCILMEMBER POST #2 AND POST #4 FOR THE 2021 ELECTION**

- **COUNCILMEMBER QUALIFYING FEE IS \$242.00**

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HISTORY/ FACTS / ISSUES:

**QUALIFYING FEES ARE REQUIRED BY O.C.G.A. § 21-2-131 (a)(1)(A) TO BE SET AND PUBLISHED PRIOR TO FEBRUARY 1 AND CALCULATED USING 3% OF PRIOR YEAR GROSS SALARIES**

**QUALIFYING DATES AS SET BY THE MUNICIPAL SUPERINTENDENT ARE PROPOSED TO BE AUGUST 16-19, 2021 FROM 8:30 AM – 4:30 PM**

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OPTIONS:

**APPROVE, AMEND, DENY**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Beverly Banister, City Clerk





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 8

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SUBJECT: **RECOMMENDATION FOR 2021 LEASES**

CITY COUNCIL MEETING DATE: 01/04/2021

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

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

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

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PURPOSE FOR REQUEST:

**TO DETERMINE 2021 LEASE FEES AS PER RECOMMENDATION**

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HISTORY/ FACTS / ISSUES:

- **COUNCILMEMBER TOLSON AND CITY MANAGER BOLZ RESEARCHED LEASING FEES PER MAYOR EASON'S REQUEST; SEE ATTACHED RECOMMENDATIONS**
  - **ITEM POSTPONED TO THE 01/04/2021 AGENDA**
- 

OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Stephen Tolson, Councilmember

## **CITY OF DAWSONVILLE RENTAL PROPERTIES**

### **Distillery**

Square Footage: About 11,700 sq. ft

#### Considerations:

1. They pay no CAM, i.e. upkeep of building, HVAC, parking lot, etc., just basic cleaning. City has spent considerable expense on HVAC, and ADA building modifications the last few years
2. Current Rent: \$3,000.00/month (cut to \$1,500.00/month during COVID)
3. Raising rent may make vendor move out
4. Based on \$5.35/sq. foot times \$11,700 sq. ft = \$62,595.25/year divided by 12 months = \$5,216.25/month

#### Recommendations:

1. Rent – increase to \$4,500.00 - \$5,000/month ( closer to rate of \$5.00/sq. ft)
2. Revise lease to remove small office space which potentially could be rented to another business & rest room, access to water shared w/Distillery

### **GRHOF**

Square Footage: About 23,714 sq. ft

#### Considerations:

1. They pay no CAM, i.e. upkeep of building, HVAC, parking lot, etc., just basic cleaning. City has spent a fortune on HVAC, Pirkle Room floor, repairs to electrical system, and ADA adjustments the last few years.
2. An increase in rent may lead to bankruptcy of 501.3C, very political issue
3. It is a tourism draw to our community/county and installation of Chase Elliott exhibit should provide boost to business.
4. Based on square footage, a conservative rate of \$5.35/sq. ft would be about \$126,870/year or \$10,572/month
5. Current Rent: \$100.00/month (cut to \$50.00 during COVID), previously paid \$1.00/year for many years then \$12.00/year for two years.

#### Recommendations:

6. Rent – increase to at least \$500.00 - \$1,000.00 month in 2021, then subsequent increases each year based on review of financials.
7. Revise lease to mandate any events/activities held outside of GRHOF MUST involve completion and approval of a special event permit.
8. Continuity and consistency of service levels, operation, security, fiscal management is lacking. Recommend hire of manager of some sort to manage these areas. Funding and who the position directly reports to of concern.
9. Ideally we either control use of Pirkle Room and/or mandate it be rented or have some plan in place for complimentary use. Currently it is provided free to a number of groups, such as, K4K, churches, etc.
10. Invest in a strategic plan for the museum. Funding the issue, possibly a grant, diversion of funds to Chamber, etc.

**Residential Rental Property – 224 Flat Creek Drive**

Considerations:

1. Renter has been very good, never a late payment even though they are probably living paycheck-to-paycheck.
2. Current Rent: \$750.00/month (cut in half for COVID at landlords initiation, renter did not request reduction)

Recommendations:

1. Rate: recommend rate remain the same at \$750.00/month



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 9

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SUBJECT: **THUNDER RIDGE PHASE 1 FINAL PLAT APPROVAL**

CITY COUNCIL MEETING DATE: 01/04/2021

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

- Funds Available from: \_\_\_\_\_ Annual Budget: \_\_\_\_\_ Capital Budget Other \_\_\_\_\_  
 Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund: \_\_\_\_\_ General Fund
- 

PURPOSE FOR REQUEST:

**TO REVIEW THE FINAL PLAT AND APPROVE FOR RECORDING.**

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HISTORY/ FACTS / ISSUES:

**DEVELOPMENT MEETS THE LAND DEVELOPMENT REGULATIONS. DEPARTMENT HEADS AND CITY ENGINEER HAS SIGNED THE FINAL PLAT.**

**RECOMMEND THE MAYOR SIGN THE THUNDER RIDGE PHASE 1 FINAL PLAT AND APPROVE THE PLAT FOR RECORDING**

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OPTIONS:

**APPROVE, DENY, POSTPONE**

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RECOMMENDED SAMPLE MOTION:

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DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

**GENERAL NOTES**

1. This plat was prepared from the original survey and is subject to the provisions of the Georgia Surveying Law.
2. The survey was made by electronic means using a total station and GPS receiver. The survey was made in accordance with the provisions of the Georgia Surveying Law.
3. The survey was made on the date indicated on the title block.
4. The survey was made in accordance with the provisions of the Georgia Surveying Law.
5. The survey was made in accordance with the provisions of the Georgia Surveying Law.
6. The survey was made in accordance with the provisions of the Georgia Surveying Law.
7. The survey was made in accordance with the provisions of the Georgia Surveying Law.
8. The survey was made in accordance with the provisions of the Georgia Surveying Law.
9. The survey was made in accordance with the provisions of the Georgia Surveying Law.

**GENERAL NOTES**

THIS PLAT WAS PREPARED FROM THE ORIGINAL SURVEY AND IS SUBJECT TO THE PROVISIONS OF THE GEORGIA SURVEYING LAW.

**APPROVED**  
DEC 28 2020  
ETOWAH WATER & SEWER AUTHORITY  
DATE: 12-23-2020

**ETOWAH WATER & SEWER AUTHORITY**  
DATE: 12-23-2020

**APPROVED**  
DEC 28 2020  
ETOWAH WATER & SEWER AUTHORITY  
DATE: 12-23-2020

**APPROVED**  
DEC 28 2020  
ETOWAH WATER & SEWER AUTHORITY  
DATE: 12-23-2020

**STORMWATER NOTES**

1. This plat complies with the provisions of the Georgia Stormwater Management Act (GSMA).
2. The stormwater management plan was prepared by a licensed professional engineer.
3. The stormwater management plan was approved by the Etowah Water & Sewer Authority.
4. The stormwater management plan was approved by the Etowah Water & Sewer Authority.
5. The stormwater management plan was approved by the Etowah Water & Sewer Authority.
6. The stormwater management plan was approved by the Etowah Water & Sewer Authority.
7. The stormwater management plan was approved by the Etowah Water & Sewer Authority.
8. The stormwater management plan was approved by the Etowah Water & Sewer Authority.
9. The stormwater management plan was approved by the Etowah Water & Sewer Authority.

**WATER & SEWER NOTES**

1. This plat complies with the provisions of the Georgia Water and Sewerage Code.
2. The water and sewer service is provided by the Etowah Water & Sewer Authority.
3. The water and sewer service is provided by the Etowah Water & Sewer Authority.
4. The water and sewer service is provided by the Etowah Water & Sewer Authority.
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6. The water and sewer service is provided by the Etowah Water & Sewer Authority.
7. The water and sewer service is provided by the Etowah Water & Sewer Authority.
8. The water and sewer service is provided by the Etowah Water & Sewer Authority.
9. The water and sewer service is provided by the Etowah Water & Sewer Authority.

**RECREATION NOTES**

This plat complies with the provisions of the Georgia Recreation Code.

**HOMEOWNER'S ASSOCIATION NOTES**

This plat complies with the provisions of the Georgia Homeowners' Association Code.

**STAMPY NOTES**

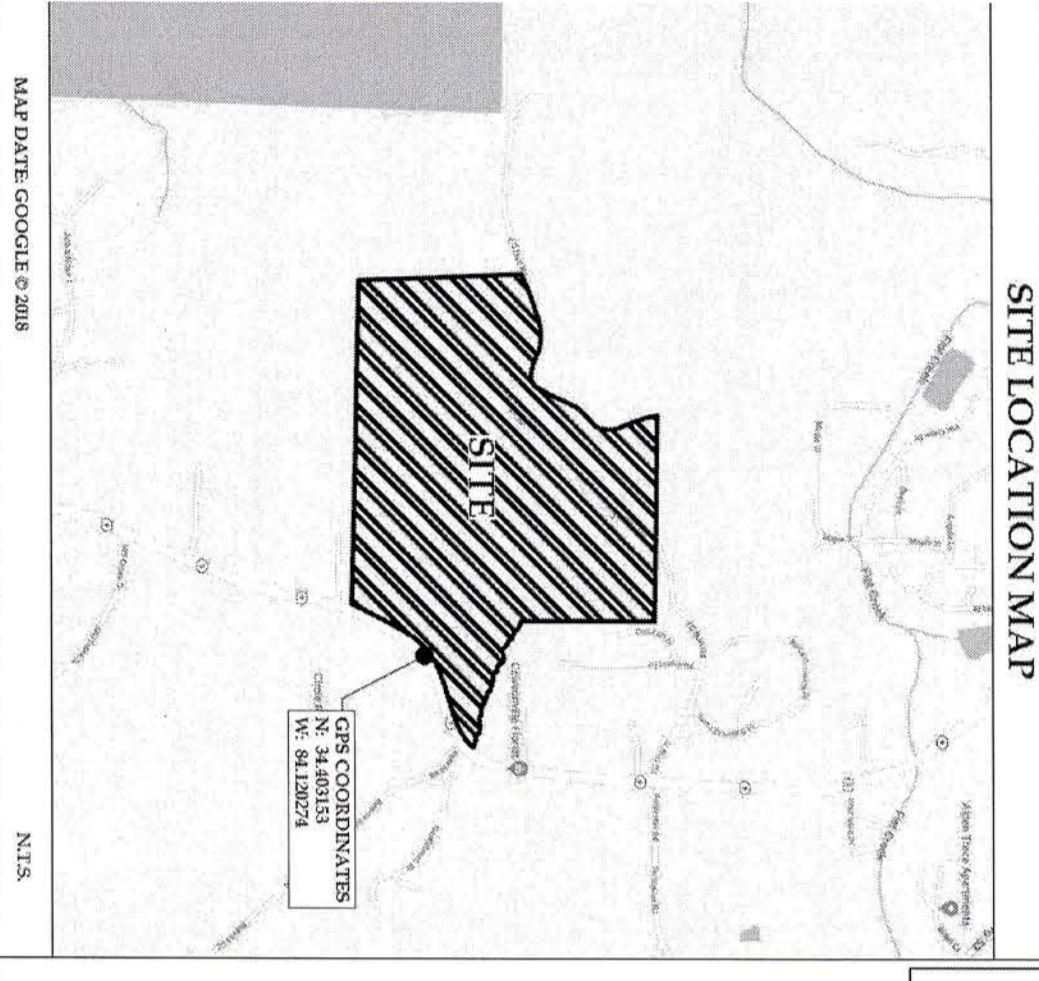
THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND FIDELITY OF THE PERSON, PERSONS OR ENTITY TO ANY UNLAWFUL PERSON WITHOUT EXPRESS REPERCUSSION BY THE SURVEYOR.

THE SURVEY IS SUBJECT TO ANY AND ALL RECORDS OR INSTRUMENTS OF RECORD AFFECTING THE SURVEYED PROPERTY. ALL MATTERS OF TITLE ARE EXCEPTED FROM THIS SURVEY. THIS SURVEY IS NOT TO BE CONSTRUED AS A GUARANTEE OF THE ACCURACY OF THE SURVEY OR AS A GUARANTEE OF THE TITLE TO THE SURVEYED PROPERTY. THE SURVEYOR DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INSTRUMENTS OR RECORDS OF RECORD AFFECTING THE SURVEYED PROPERTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEES CHARGED FOR THE SURVEY.

THE FIELD DATA ON WHICH THIS MAP OR PLAN IS BASED HAS A CLASSIFICATION OF ONE (1) IN ACCORDANCE WITH THE PROVISIONS OF THE GEORGIA SURVEYING LAW. THE SURVEYOR HAS CONDUCTED THE SURVEY IN ACCORDANCE WITH THE PROVISIONS OF THE GEORGIA SURVEYING LAW AND HAS DETERMINED THAT THE FIELD DATA IS SUFFICIENTLY ACCURATE TO BE USED FOR THE PURPOSES OF THIS PLAT.

**CITY OF DAWSONVILLE NOTES**

1. This plat complies with the provisions of the City of Dawsonville Code.
2. The plat was approved by the City of Dawsonville.
3. The plat was approved by the City of Dawsonville.
4. The plat was approved by the City of Dawsonville.
5. The plat was approved by the City of Dawsonville.
6. The plat was approved by the City of Dawsonville.
7. The plat was approved by the City of Dawsonville.
8. The plat was approved by the City of Dawsonville.
9. The plat was approved by the City of Dawsonville.



**GENERAL INFORMATION**

**OWNER/DEVELOPER**  
LCS DEVELOPMENT LLC  
1001 S. STATE ST. SUITE 100  
DAWSONVILLE, GA 30018  
706-271-8800

**DATE:** 12-23-2020

**24 HOUR CONTACT:**  
678-285-4500

**ENGINEER:**  
ROBBIE HENDERSON SURVEYING & PLANNING  
3040 FILGRIM MILL ROAD  
CLUMMING, GA 30014  
706-654-2015  
RHS@hendersonsurveys.com

**DATE:** 12-23-2020

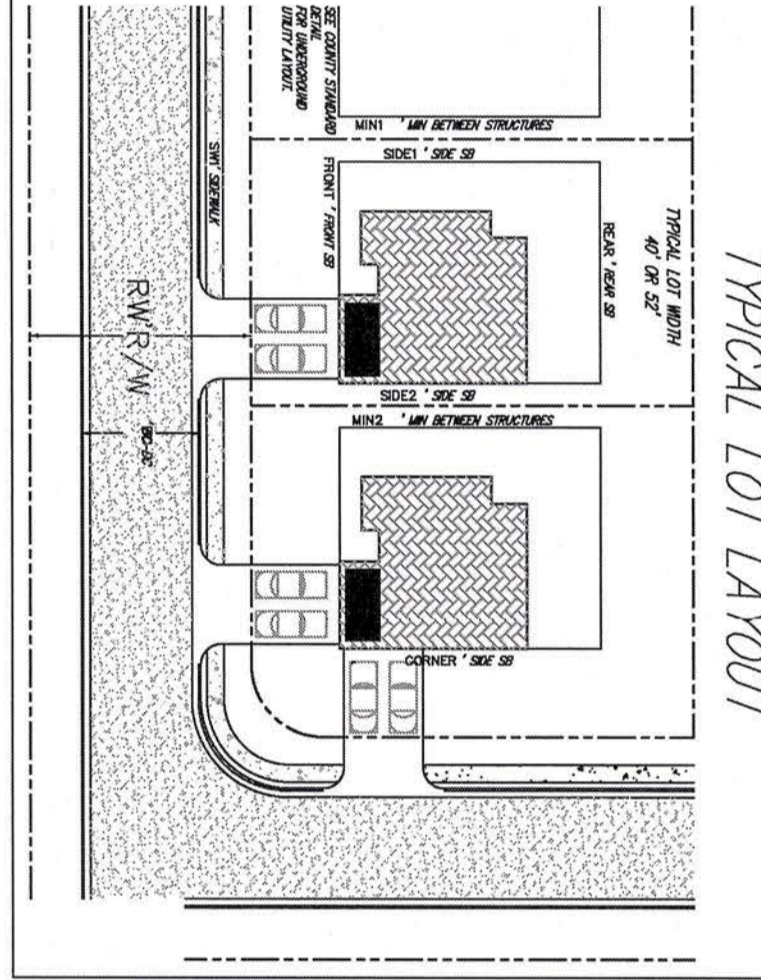
# FINAL PLAT

for:

# THUNDER RIDGE

## SUBDIVISION PHASE 1

Land Lots 574, 575, 581, 582 & 583  
4th District, 1st Section  
Dawson County, Georgia  
Parcel 084 003



**CITY COUNCIL REGULAR MEETING**  
MINUTES  
DECEMBER 23, 2020

**CALL TO ORDER:** Mayor Pro-Tem Jason Power called the meeting to order at 4:58 pm.

**ROLL CALL:** Present were Mayor Pro-Tem Jason Power, Councilmembers Travis Smith, Michael Starn, Brian C. Phillips, Kevin W. White, and City Administrator Dana Miles. Absent were Councilmembers Cheryll Matthews and Zachary Matthews. Mayor Pro-Tem Jason Power presided over the meeting.

**APPROVAL OF AGENDA:** The agenda was approved unanimously.

**ADMINISTRATIVE BUSINESS:** The City Council discussed and approved the agenda items.

**PUBLIC HEARINGS:** The City Council discussed and approved the public hearing items.

**CITY COUNCIL REGULAR MEETING**  
MINUTES  
DECEMBER 23, 2020

**THE PUBLIC HEARING WAS UNANIMOUSLY APPROVED BY THE CITY COUNCIL.**

**APPROVAL OF AGENDA:** The agenda was approved unanimously.

**ADMINISTRATIVE BUSINESS:** The City Council discussed and approved the agenda items.

**PUBLIC HEARINGS:** The City Council discussed and approved the public hearing items.

**SIGHT DISTANCE CERTIFICATION**

I, the undersigned, hereby certify that the proposed driveway(s) for the **THUNDER RIDGE - PHASE 1** project is/are constructed in accordance with the sight distance provisions of the Georgia Department of Transportation (GDOT) Design and Specifications, Chapter 9 (see Georgia Department of Transportation, Design and Specifications, Chapter 9 (see Georgia Department of Transportation, Design and Specifications, Chapter 9 (see Georgia Department of Transportation, Design and Specifications, Chapter 9)).

SIGNED AND SEALED: DATE: DECEMBER 23, 2020

**STORMWATER MANAGEMENT CERTIFICATION**

I, the undersigned, hereby certify that the proposed stormwater management plan for the **THUNDER RIDGE - PHASE 1** project is constructed in accordance with the stormwater management provisions of the Georgia Department of Environmental Protection (GaDAP) Stormwater Management Design and Construction Manual, Version 1.0.

SIGNED AND SEALED: DATE: DECEMBER 22, 2020

**FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE**

AS REQUIRED BY SECTION 10 OF ARTICLE XXII OF THE CONSTITUTION OF THE STATE OF GEORGIA, I, the undersigned, a duly Licensed Professional Surveyor in the State of Georgia, do hereby certify that I have personally surveyed and laid out the lines and corners of the subdivision shown on this plat.

**Surveyor:** Robbie Henderson  
**Date:** 12/23/2020

**OWNER'S CERTIFICATE**

I, the undersigned, do hereby certify that I am the owner of the land shown on this plat and I have read and understand the contents of this plat and I hereby agree to the provisions of this plat.

**Owner:** LCS Development LLC  
**Date:** 12-23-2020

**APPROVAL CERTIFICATE**

THIS SUBDIVISION HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY AND BOARD TO BE IN COMPLIANCE WITH THE ZONING ORDINANCE, REGULATORY REQUIREMENTS AND SUBDIVISION REGULATIONS, THE REQUIREMENTS OF THE CITY RESOLUTIONS.

**City Manager:**   
**Date:** 12-23-2020

**APPROVAL CERTIFICATE**

THIS SUBDIVISION HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY AND BOARD TO BE IN COMPLIANCE WITH THE ZONING ORDINANCE, REGULATORY REQUIREMENTS AND SUBDIVISION REGULATIONS, THE REQUIREMENTS OF THE CITY RESOLUTIONS.

**City Manager:**   
**Date:** 12-23-2020

**FINAL PLAT FOR:**

# THUNDER RIDGE - PHASE 1

STATE: GEORGIA SCALE: 1" = 60'  
COUNTY: DAWSON LAND LOTS 574, 575, 581, 582 & 583  
JOB NO.: 19.012 FIELD DATE: AUGUST 28, 2020  
DIST.: 4th SECT.: 1ST PLAN DATE: DECEMBER 08, 2020

Surveyed by:  
**ROBBIE HENDERSON**  
Surveying & Planning  
3040 FILGRIM MILL ROAD  
CLUMMING, GA 30014  
PH: 706-654-2015  
COA LSP #01242

**COVER**  
SH.1 OF 8

LINE	DESCRIPTION	DISTANCE	BEARING	APPROXIMATE POINT
1	N 15° 00' 00" E	120.00		
2	E 00° 00' 00" S	120.00		
3	S 75° 00' 00" W	173.21		
4	W 00° 00' 00" E	120.00		
5	N 75° 00' 00" E	173.21		
6	E 00° 00' 00" S	120.00		
7	S 15° 00' 00" W	120.00		
8	W 00° 00' 00" E	120.00		
9	N 15° 00' 00" E	120.00		
10	E 00° 00' 00" S	120.00		
11	S 75° 00' 00" W	173.21		
12	W 00° 00' 00" E	120.00		
13	N 75° 00' 00" E	173.21		
14	E 00° 00' 00" S	120.00		
15	S 15° 00' 00" W	120.00		
16	W 00° 00' 00" E	120.00		
17	N 15° 00' 00" E	120.00		
18	E 00° 00' 00" S	120.00		
19	S 75° 00' 00" W	173.21		
20	W 00° 00' 00" E	120.00		
21	N 75° 00' 00" E	173.21		
22	E 00° 00' 00" S	120.00		
23	S 15° 00' 00" W	120.00		
24	W 00° 00' 00" E	120.00		
25	N 15° 00' 00" E	120.00		
26	E 00° 00' 00" S	120.00		
27	S 75° 00' 00" W	173.21		
28	W 00° 00' 00" E	120.00		
29	N 75° 00' 00" E	173.21		
30	E 00° 00' 00" S	120.00		



LINE	DESCRIPTION	DISTANCE	BEARING	APPROXIMATE POINT
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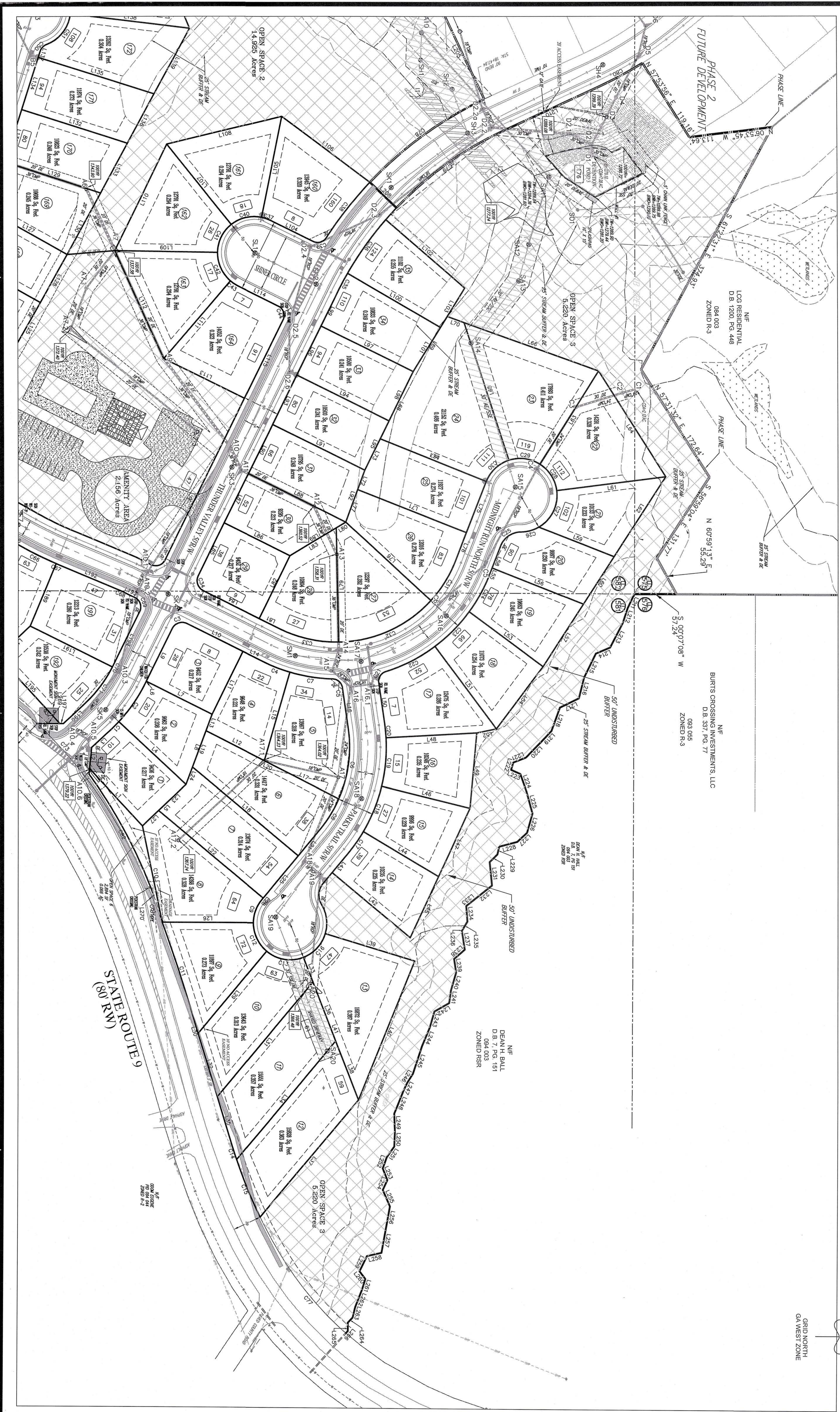
**OVERALL PLAT SH.2 OF 8**

**REVISIONS:**

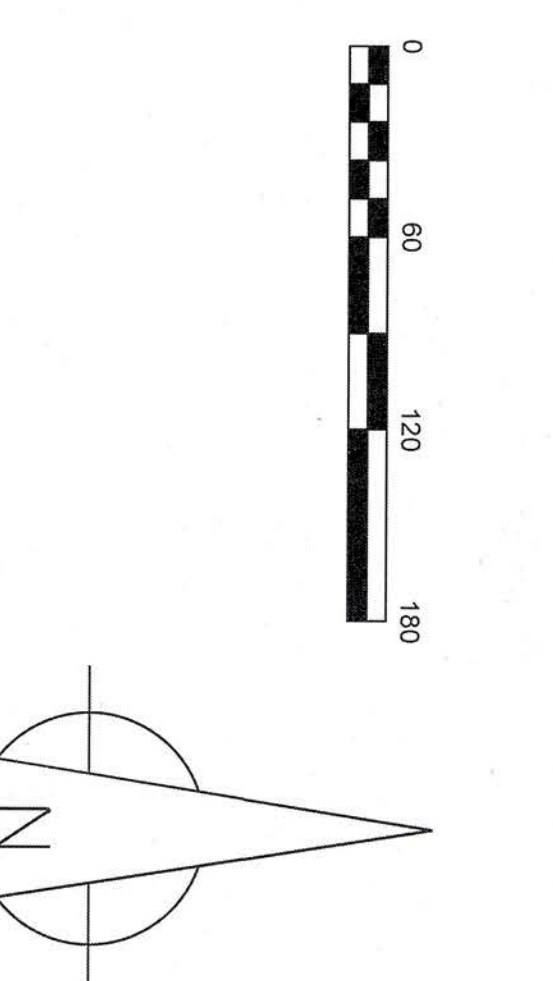
Surveyed by:  
**ROBBIE HENDERSON**  
 Surveying & Planning  
 3040 PILGRIM MILL ROAD  
 CUMMING, GA 30041  
 PH: 706-654-2015  
 COA LSP #001242

FINAL PLAT FOR:  
**THUNDER RIDGE - PHASE 1**

STATE	SCALE	JOB NO.	FIELD DATE
GEORGIA	1" = 60'	19.012	AUGUST 28, 2020
COUNTY	LAND LOTS	DIST	SECT.
DAWSON	574, 575, 581, 582 & 583	4th	1ST
		PLAN DATE	DECEMBER 08, 2020



THIS IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR CONSTRUCTION.

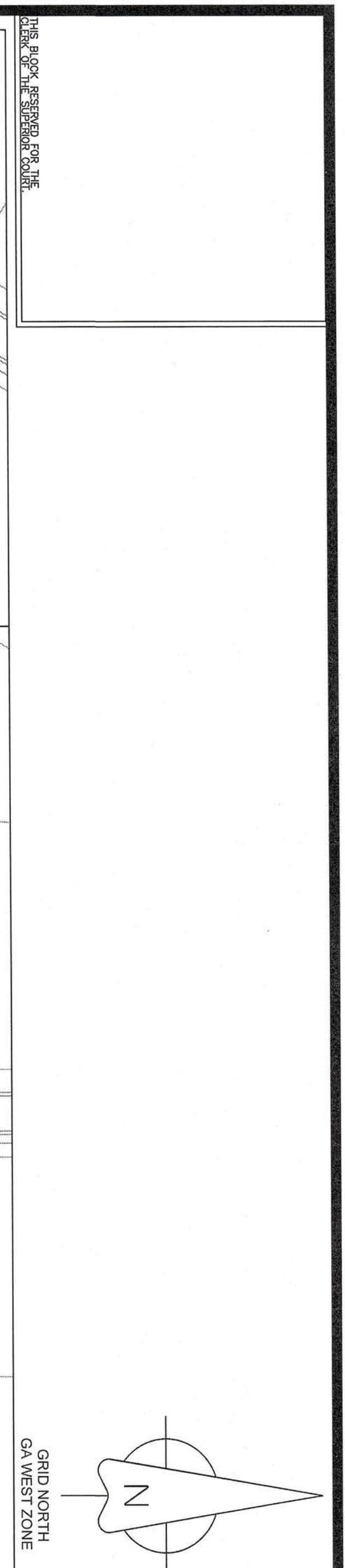
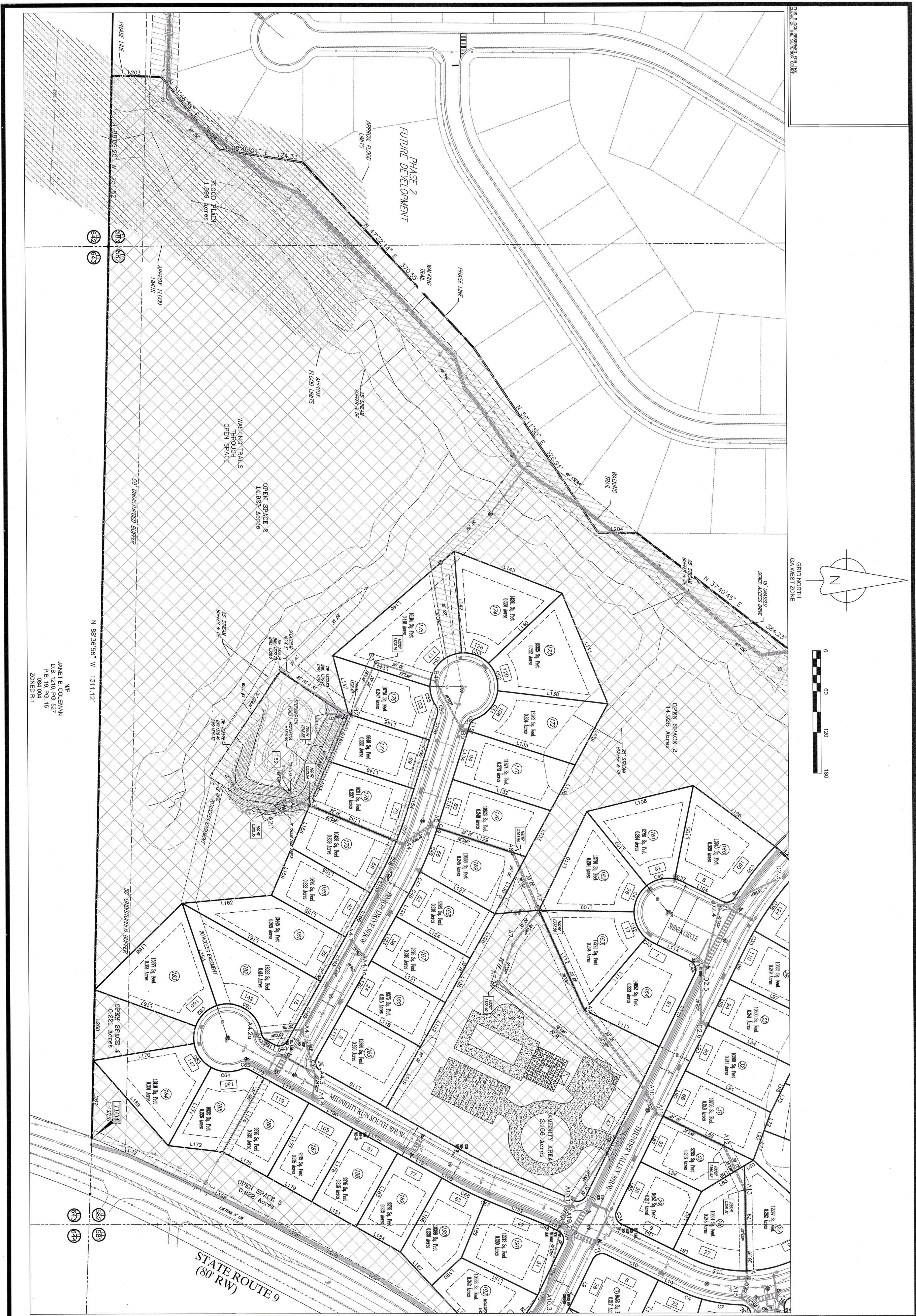


SH.3 OF 8  
FINAL  
PLAT

REVISIONS

Surveyed by:  
**ROBBIE HENDERSON**  
 Surveying & Planning  
 3040 PILGRIM MILL ROAD  
 CLAINING, GA 30041  
 PH: 706-654-2015  
 COA LSF #001242

FINAL PLAT FOR:			
<b>THUNDER RIDGE - PHASE 1</b>			
STATE	SCALE	JOB NO.	FIELD DATE
GEORGIA	1" = 60'	19.012	AUGUST 28, 2020
COUNTY	LAND LOTS	DIST	PLAN DATE
DAWSON	574, 575, 581, 582 & 583	4th	DECEMBER 08, 2020



N.E.  
 JANET B. COLEMAN  
 D.B. 1210 PG. 827  
 P.B. 18 PG. 15  
 ZONE DR-1

SH.4 OF 8

FINAL PLAT

REVISIONS

Surveyed by:  
**ROBBIE HENDERSON**  
 Surveying & Planning  
 3040 PILGRIM MILL ROAD  
 CLAINBORO, GA 30041  
 PH: 706-654-2015  
 COA LSF #001242

FINAL PLAT FOR:  
**THUNDER RIDGE - PHASE 1**

STATE	SCALE	JOB NO.	FIELD DATE
GEORGIA	1" = 60'	19,012	AUGUST 28, 2020
COUNTY	LAND LOTS	DIST	PLAN DATE
DAWSON	574, 575, 581, 582 & 583	4th 1ST	DECEMBER 08, 2020