

AGENDA
CITY COUNCIL REGULAR MEETING AND WORK SESSION
VIA TELECONFERENCE
Tuesday, January 19, 2021
5:00 P.M.

Link to access meeting via teleconference or by phone from your computer, tablet or smartphone:
<https://www.gotomeet.me/CityofDawsonville/city-council-regular-meeting-and-work-session-1>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3112](tel:+15713173112)

Access Code: 431-541-981

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 January 4, 2021

PUBLIC HEARING

8. **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 and City Council on November 16, 2020. **City Council postponed until January 19, 2021.**

BUSINESS

9. Dawson County Board of Health Appointment
10. Special Event Alcohol Permit, Dawsonville History Museum – February 1, 2021
11. Recommendation for 2021 Leases

WORK SESSION

STAFF REPORTS

12. Bob Bolz, City Manager

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

ADJOURNMENT

The next scheduled City Council meeting is February 1, 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

SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 01/19/2021

PURPOSE FOR REQUEST:

CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED SUPPORTING DOCUMENTS

- a. **Approve Minutes**
 - **Regular Meeting held January 4, 2021**
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 01/19/2021

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 ON JANUARY 4, 2021**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
VIA TELECONFERENCE
Monday, January 4, 2021
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 Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Planning Director David Picklesimer and Public Works Director Trampas Hansard.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember Walden.
4. **ANNOUNCEMENTS:** Mayor reminded everyone to vote in the runoff election on January 5, 2021. He also announced City Hall remains closed to the public due to the rise in COVID cases, however, the staff continues to provide all services to our residents.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by C. Phillips; second by M. French. Vote carried unanimously in favor.
6. **PUBLIC INPUT:**
 - **Cheryl Wood (Owner of Dawsonville Moonshine Distillery) Po Box 8, Dahlonega, GA:** She commented on her objection to the square footage stated at the previous City Council meeting regarding the space she rents from the City. She also voiced her objection to the increase of the rent based on the square footage calculation.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a, b) made by M. French; second by S. Tolson. Vote carried unanimously in favor.
 - 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 – ***Qualifying fee for 2021 Municipal Election for Councilmember Post #2 and Post #4 is set at \$242.00.***

BUSINESS

8. RECOMMENDATION FOR 2021 LEASES:

- **DAWSONVILLE HISTORY MUSEUM**

Motion to table the recommendation of the 2021 Dawsonville History Museum lease until the January 19, 2021 City Council meeting made by M. French; second by C. Phillips. Councilmember Phillips stated they have been working with the museum and he believes everyone is on board and the outcome will be good. Mayor Eason further stated the museum is a great asset to the community and the Council is working closely with the CEO, Calvin Byrd, to make the operation more efficient. Vote carried unanimously in favor.

- **RESIDENTIAL PROPERTY – 224 FLAT CREEK DRIVE**

Motion to keep the current rate of \$750.00 per month for the 2021 lease of the residential rental property at 224 Flat Creek Drive made by C. Phillips second by S. Tolson. Vote carried unanimously in favor.

- **DAWSONVILLE MOONSHINE DISTILLERY**

Public Works Director Trampas Hansard stated he measured the inside and outside of the building to determine the square footage of the building but would be willing to remeasure.

Motion to table the recommendation of the 2021 Dawsonville Moonshine Distillery lease until the January 19, 2021 City Council meeting made by M. French; second by C. Phillips. Councilmember Phillips stated the square footage needs to be confirmed and suggested having a member of the distillery present when remeasuring. Vote carried unanimously in favor.

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
VIA TELECONFERENCE
Monday, January 4, 2021
5:00 P.M.

- 9. THUNDER RIDGE FINAL PLAT APPROVAL:** Motion to approve the final plat for the Thunder Ridge Subdivision as presented made by C. Phillips; second by M. French. Vote carried unanimously in favor.

ADJOURNMENT:

At 5:19 p.m. a motion to adjourn the meeting was made by J. Walden; second by S. Tolson. Vote carried unanimously in favor.

Minutes approved at the January 19, 2021 City Council meeting.

By: CITY OF DAWSONVILLE

Mike Eason, Mayor

Attested: _____
Beverly A. Banister, City Clerk

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

1/14/2021

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. If approved we request the approval be conditioned as highlighted.

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 an unincorporated island and traffic concerns.
5. Traffic Study has been performed and recommended no additional mitigation.
6. 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.
7. 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.

8. 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.
9. 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.
10. 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 Turner Dr 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.
11. 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.
12. 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.



JARRARD & DAVIS, LLP

Limited Liability Partnership

KEN E. JARRARD*
ANGELA E. DAVIS
CHRISTOPHER J. HAMILTON
MEGAN N. MARTIN
KENNETH P. ROBIN
PATRICK D. JAUGSTETTER
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222 Webb Street
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† 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

2021

January 6, 2020

VIA STATUTORY OVERNIGHT DELIVERY (1Z6V48W00194423157) & EMAIL

Mayor Mike Eason
mike.eason@dawsonville-ga.gov
Dawsonville City Hall
425 Highway 53 East, Suite 100
Dawsonville, GA 30534

City Council
City of Dawsonville
Dawsonville City Hall
425 Highway 53 East, Suite 100
Dawsonville, GA 30534



Re: Annexation #C2100043 (Amended)
Property Address: Perimeter Road at Allen Street
Applicant: Allen Street Properties, LLC
Owner: B&K Turner Family, LLP

Dear Honorable Mayor and City Council:

The City of Dawsonville has advised Dawson County of its intent to annex 70.808 acres of Tax Parcel 093 004 001 which is located on Perimeter Road in Dawson County (the "Annexation"). See Exhibit "A." 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. While the County is unaware as to whether the City is supporting this Annexation, it is compelled to present its objections and the reasons that the City should reject the Annexation.

Specifically, this correspondence sets forth Dawson County's legal and land use objections to the Annexation, and Dawson County's request that the Annexation be immediately rejected or withdrawn. As determined in a unanimous vote (3-0; Commissioner Fausett and Commissioner Nix not present) at its regular meeting on December 17, 2020, the Dawson County Board of Commissioners (the "County") objects, pursuant to O.C.G.A. §§ 36-36-20 and

36-36-113, to the proposed Annexation. We are hopeful that these issues will be resolved amicably, and if so, we will withdraw this formal objection.

I. LEGAL OBJECTION

First, the Annexation fails to comply with O.C.G.A. § 36-36-20(2), and is therefore, illegal as a matter of law. Importantly, O.C.G.A. § 36-36-20 (2) provides as follows:

“The entire parcel or parcels of real property owned by the person seeking annexation is being annexed; provided, however, that lots shall not be subdivided in an effort to evade the requirements of this paragraph.”

The original Annexation Notice was received by the County on August 24, 2020. A mere three days earlier, a minor subdivision plat was recorded at the request of Michael Turner, subdividing 74.85 acres from the original 492 acre parcel. See Exhibit “B.” Clearly, the intent was to subdivide the property to avoid annexing the entire 492 acre parcel. As such, it is apparent that the applicant is attempting to evade the legal requirements of O.C.G.A. § 36-36-20, and the proposed annexation is illegal. The City should reject the Annexation on this ground alone.

II. STATUTORY LAND USE OBJECTION

Second, even if the City were to proceed with the Annexation in the face of the above-referenced legal deficiency, the Annexation and rezoning request establish grounds for the County to formally invoke the land use dispute resolution process pursuant to O.C.G.A. § 36-36-113(a) and (d)(1) and (2). The proposed land use is objectionable based upon the following statutory provisions:

- 1) a material increase in the burden on the County directly related to: a) a proposed change in zoning and land use; b) proposed increase in density; and c) infrastructure demands related to the proposed change in land use and zoning (O.C.G.A. § 36-36-113(a)); and
- 2) a resulting substantial change in the intensity of the allowable use of the property (O.C.G.A. § 36-36-113(d)(1)(A)); and
- 3) a resulting use which significantly increases the net cost of infrastructure, which is furnished by the county to the area to be annexed (O.C.G.A. § 36-36-113(d)(1)(b)); and
- 4) a resulting use that differs substantially from the existing use suggested for the property by the county’s comprehensive land use plan and permitted for the property pursuant to the county’s zoning and land use ordinance (O.C.G.A. § 36-36-113(d)(2)).

A. Material Increase in Burden on the County

Zoning/Land Use: This property is currently split-zoned with approximately 46 acres as County Residential Sub-Rural District (RSR), and approximately 28 acres as County Residential Agricultural (R-A). The proposed new zoning is City Single-Family Residential District (R-3). The proposed change would result in changes of both zoning and land use regarding this property.

Increased Density: The densities for these zoning classifications pursuant to Dawson County's Land Use Resolution are 1.00 unit per acre for RSR and 1.00 unit per 5 acres for R-A. The density of 3.0 units per acre proposed in the event of annexation would be inconsistent with the County's zoning and would constitute an increase in density of approximately **four hundred thirty-five percent**.

Infrastructure Demands: The substantial increase in density will necessarily affect County infrastructure and increase related burdens on the County. The property to be annexed consists of 70.808 acres just east of Perimeter Road at Allen Street for the construction of 124 single-family, detached homes. Currently, the property is vacant and generates zero (0) vehicles per day. Once developed as proposed with 124 dwelling units, traffic to be generated will be 1,304 vehicles per day.

The site of the proposed annexation is located off of Perimeter Road at its intersection with Allen Street. There is an existing T-intersection at Perimeter Road and Allen Street. At this intersection, Perimeter Road is a minor collector, two-lane road with a center turn lane, and Allen Street is also a minor collector road with right- and left-hand turn lanes. If the City approved the Annexation and rezoning, the intersection would need to be upgraded to a roundabout at an approximate cost to the County of \$1,195,000 as detailed below.

Specifically, in order to accommodate the traffic generated by the proposed Annexation and rezoning, the existing T-intersection would need to be improved to a roundabout as identified on the applicant's preliminary plan which is attached as Exhibit "C." In addition, the applicant's preliminary plan proposes the development of "Magic Dam Parkway Road," extending east from the intersection of Perimeter Road and Allen Street through the proposed Annexation property, which would need to be constructed and paid for by the applicant.

The approximate costs associated with the improvement of the intersection are:

1. \$25,000.00 Surveys, utility locates, right-of-way staking, construction support from design professionals;
2. \$5,000.00 Intersection Control Evaluation (ICE) analysis of Perimeter Road – Allen Street intersection to determine optimal intersection improvements;
3. \$5,000.00 Update Traffic Impact Study to include Intersection Control Evaluation;

4. \$40,000.00 Intersection improvement design and engineering;
5. \$1,100,000.00 General construction of intersection improvements;
6. \$20,000.00 Utility relocation.

Total Estimate of Project Cost: \$1,195,000.00 (not including the costs associated with the developer-constructed "Magic Dam Parkway Road")

A copy of the County's Construction Estimate is attached hereto as Exhibit "D."

B. Substantial Change in Intensity of the Allowable Use of the Property

As discussed above, the proposed development will significantly increase density, and thus intensity of land use, from the current 1.00 unit per acre for RSR and 1.00 unit per 5 acres for R-A to 3.00 dwelling units per acre in a manner that is entirely inconsistent with the County's current zoning and land use ordinances. For each of the above-stated reasons, the County's objection is valid under O.C.G.A. § 36-36-20 and O.C.G.A. § 36-36-113.

In conclusion, the proposed Annexation and rezoning is illegal and would result in a substantial change in the zoning and intensity of the allowable use of the property that would in turn result in increased infrastructure demands, all of which are in violation of the County's existing zoning and land use ordinances.

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 protracted costs and disruption to both the City and County. Please provide us with notice of your intentions as soon as reasonably possible as an arbitration panel will be convened in the immediate future, and the County should not be put to the trouble and expense of proceeding under the land use dispute resolution process. If, however, the Applicant agrees to enter into a contract acceptable to the County and City to take responsibility for the improvement of the intersection as stated above, the County will withdraw this objection.

Thank you for your immediate attention to this matter.

Sincerely,

JARRARD & DAVIS, LLP

Patrick Doyle Dodson

PDD/kgs
Encl.

cc: Dawson County Board of Commissioners (via email w/enc.)
David Headley, County Manager, Dawson County (via email w/enc.)
Kristen Cloud, County Clerk, Dawson County Board of Commissioners (via email w/enc.)
Jameson Kinley, Director, Dawson County Planning and Development (via email w/enc.)
David McKee, Director, Dawson County Public Works (via email w/enc.)
Angela E. Davis, Esq. (via email w/enc.)
Juli M. Yoder, Planner, Georgia Department of Community Affairs (via Federal Express Delivery w/enc. and via email w/enc.)
Bob Bolz, City Manager, City of Dawsonville, Georgia (via email w/enc.)
David Picklesimer, Planning Director, City of Dawsonville, Georgia (via email w/enc.)
Dana Miles, Esq., Dawsonville City Attorney (via email w/ enc.)
Paul Mitchell, Esq., Dawsonville City Attorney (via email w/ enc.)

**FORM FOR NOTIFICATION OF OBJECTION TO ANNEXATION,
REQUEST FOR ARBITRATION PANEL,
& PROVISION OF CONTACT INFORMATION**

I. NOTICE

As provided by O.C.G.A. Section 36-36-110-119 et seq.,
We the undersigned, as duly appointed representatives of

DAWSON County,

hereby notify the Georgia Department of Community Affairs that we have, by majority vote, notified the

City of **DAWSONVILLE**

of an objection to an annexation of land, and do hereby request an Arbitration Panel.

Attach the full text of the objection notification required by the statute.

We understand and acknowledge that it shall be the responsibility of the Parties to the Annexation dispute to:

- Provide proposed "strikes" from the panel as quickly as practicable, but no later than the seventh calendar day following submission of a potential panelist list;
- Provide for the administration and reimbursement of expenses of the arbitration panel once it has been appointed by the Department;
- Refrain from any ex parte communication with the panelists;
- Notify the Department of any panelist's withdrawal, and request a new panelist be provided, in writing; and,
- Notify the Department in writing, as soon as practicable, when the panel proceedings are terminated for any reason.

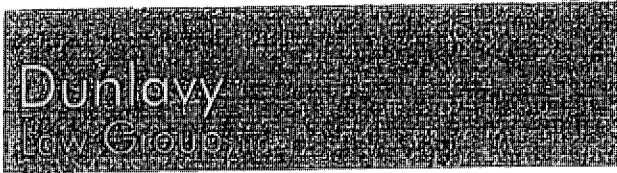
II. LEGAL DESCRIPTION- LAND LOT, DISTRICT, SECTION, BLOCK AND LOT(S) / ADDRESS OF SUBJECT PROPERTY:

Land Lots 370, 371, 372, 373, 375, 427, 428, District 13, Perimeter Road, Dawson County, Georgia 30534

III. CONTACT INFORMATION

<p>Contact Name & Title→ Street & Postal Address→</p> <p>Phone→ Fax→ Email→</p>	<p>County: Angela E. Davis, Esq. 222 Webb Street Cumming, GA 30040</p> <p>678-455-7150 678-455-7149 adavis@jarrard-davis.com</p>	<p>City: Mike Eason, City Mayor Dawsonville City Hall 425 Highway 53 East, Suite 100 Dawsonville, GA 30534</p> <p>706-265-3256 mike.eason@dawsonville-ga.gov</p>	<p>Owner: B&K Turner Family, LLP 1090 Oakhaven Dr. Roswell, GA 30075 Attn: Michael Turner</p> <p>678-570-0469 Owner Contact Fax # allenstreetproperties@gmail.com</p>
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Mail, Fax or Email this form to: **GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS**
60 Executive Park South, NE
Atlanta, Georgia 30329
Fax: 404-679-0646 Email: pemd.opgga@dca.ga.gov



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.

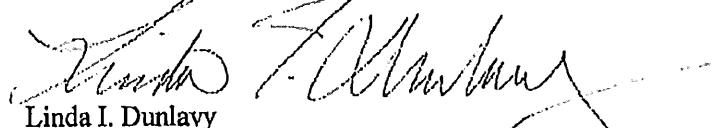
The Authority's sewer service plans include service to the area encompassed by the Subject Property and the Subject Property is within Etowah's designated Service Delivery Area (SDA) for sewer. Etowah has recently spent more than \$1.6 million extending its sewer system up SR9 to Perimeter Road past 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



December 09, 2020

CERTIFIED MAIL

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

Re: Annexation of Property of Michael Turner, General Partner of B & K Turner Family LLP: ANX# C2100043

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received an amended petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the January 19, 2021 meeting and possible decision at the same City Council meeting.

The amended application includes a revised narrative, revised annexation and rezoning plan, revised tract 1 and tract 2 legal description.

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

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

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

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

Stanislav Zaverukha
Permit Technician

Enclosures

CC: David Headley, County Manager
Jarrard & Davis, LLP, County Attorney

City of Dawsonville
5 Hwy 53 E, Suite 100
Dawsonville, GA 30534
Office Phone: 706-265-3256
Fax: 706-265-4214





DAWSON COUNTY Public Works

November 5, 2020

Michael Turner
Manager
Allen Street Properties

Re: Perimeter Road Development

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:

- 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.
- 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.

Sincerely,

David McKee
Director of Dawson County Public Works

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

Engineering

Geographic
Information Systems

Roads/Bridges

Transfer Station

Amended 12/9/20



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

Annexation Petition
into the
City of Dawsonville, GA

Annexation # C2100043

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

COPY

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

Applicant Name(s): Allen Street Properties LLC
Mailing Address 1090 Oakhaven Drive city Roswell State GA Zip 30075
E-Mail 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

Amended 12/9/20

COPY



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

Annexation Petition
into the
City of Dawsonville, GA

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

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

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

ARC Population Estimate Information

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

Amended 12/9/20



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

Annexation Petition
into the
City of Dawsonville, GA

Property Owner(s) Authorization

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

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

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

(2) _____
Property Owner Signature Property Owner Printed Name

(1) _____
Applicant Signature Applicant Printed Name

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

X Sworn to and subscribed before me
this 10 day of December 2020.

[Signature]
Notary Public, State of Georgia

My Commission Expires: 11-19-2022



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

Planning Commission Meeting Date (if rezone): 9/14 & 11/9/2020

Dates Advertised: 8/26/2020 sent on 8/21/2020

1st City Council Reading Date: 11/16/2020

2nd City Council Reading Date: 1/19/21 Approved: YES NO

Date Certified Mail to: 8/21 County Board of Commissioners & Chairman County Manager County Attorney

Letter Received from Dawson County Date: 9/11/20 " " " "

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

Amended 12/9/20

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

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

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

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

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

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

Said property contains +/-37.852 Acres.

Amended 12/9/20

**Perimeter Road
Tract 2
32.956 Acres**

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

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

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

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

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

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

Said property contains 32.956 Acres

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

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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

Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

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.

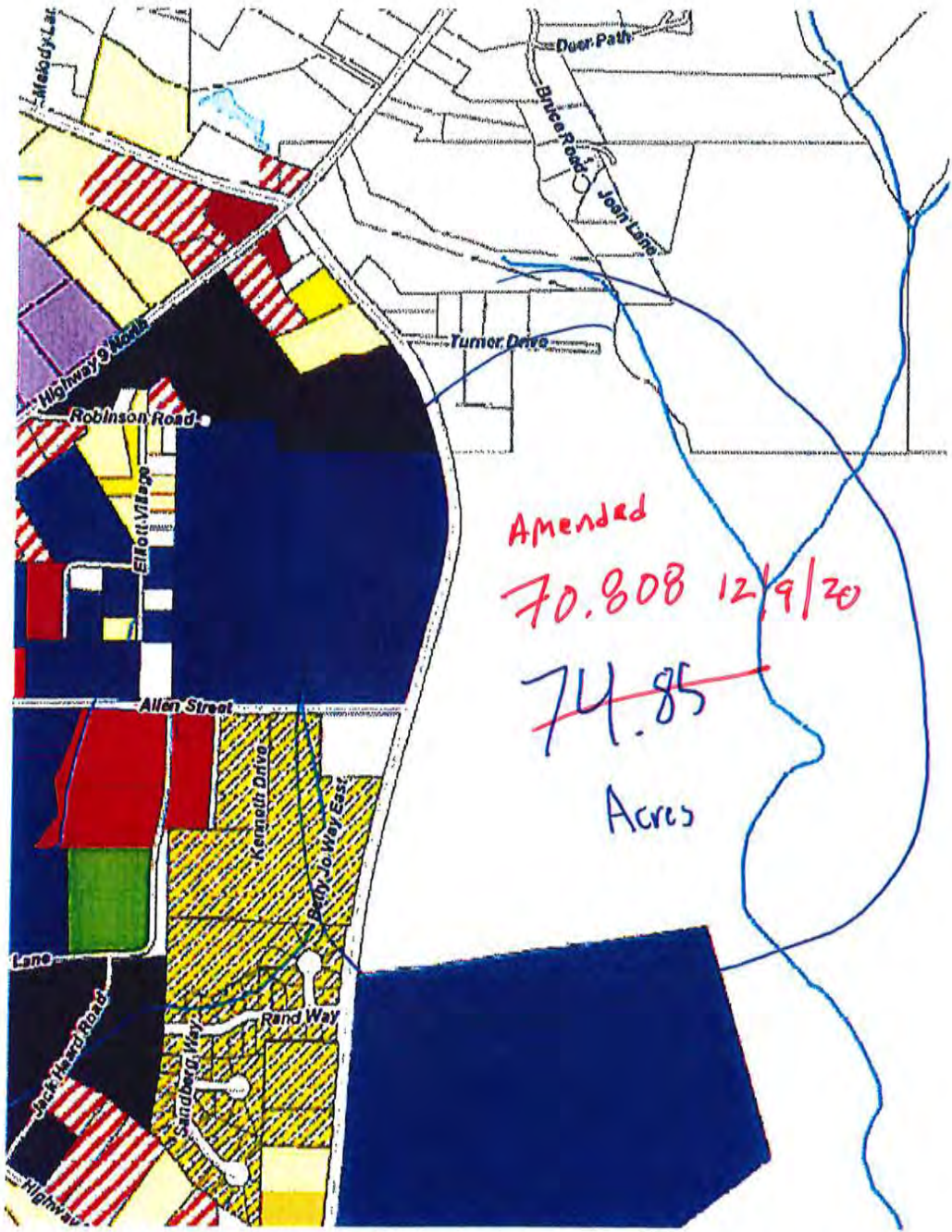
Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

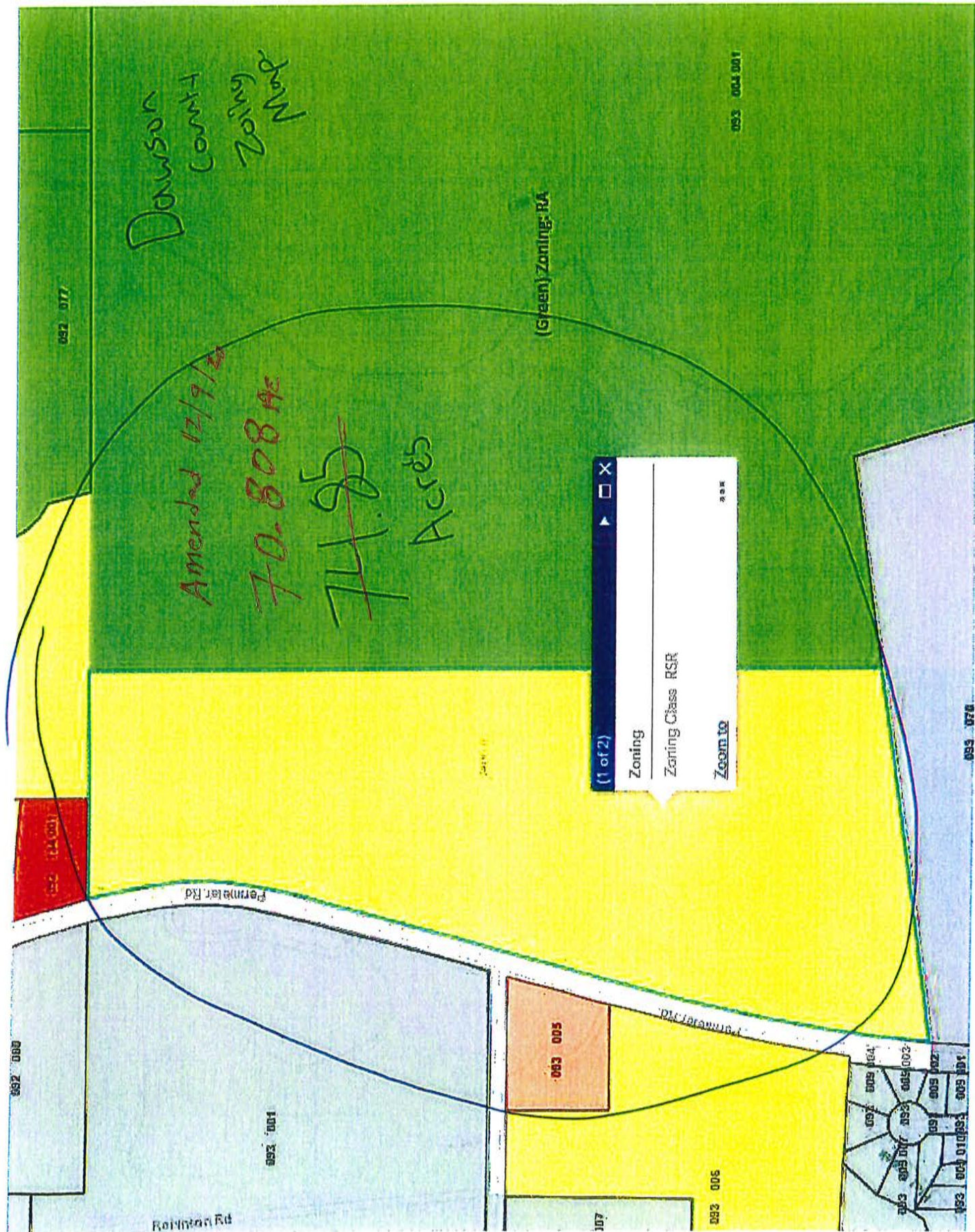
Buford, Ga. 30519

COPY



City of Dawsonville Zoning Map

COPY



(1 of 2)

Zoning

Zoning Class RSR

Zoom to

Amended 12/9/20

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

FOR

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



NATURE OF REQUEST

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

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

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

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

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

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

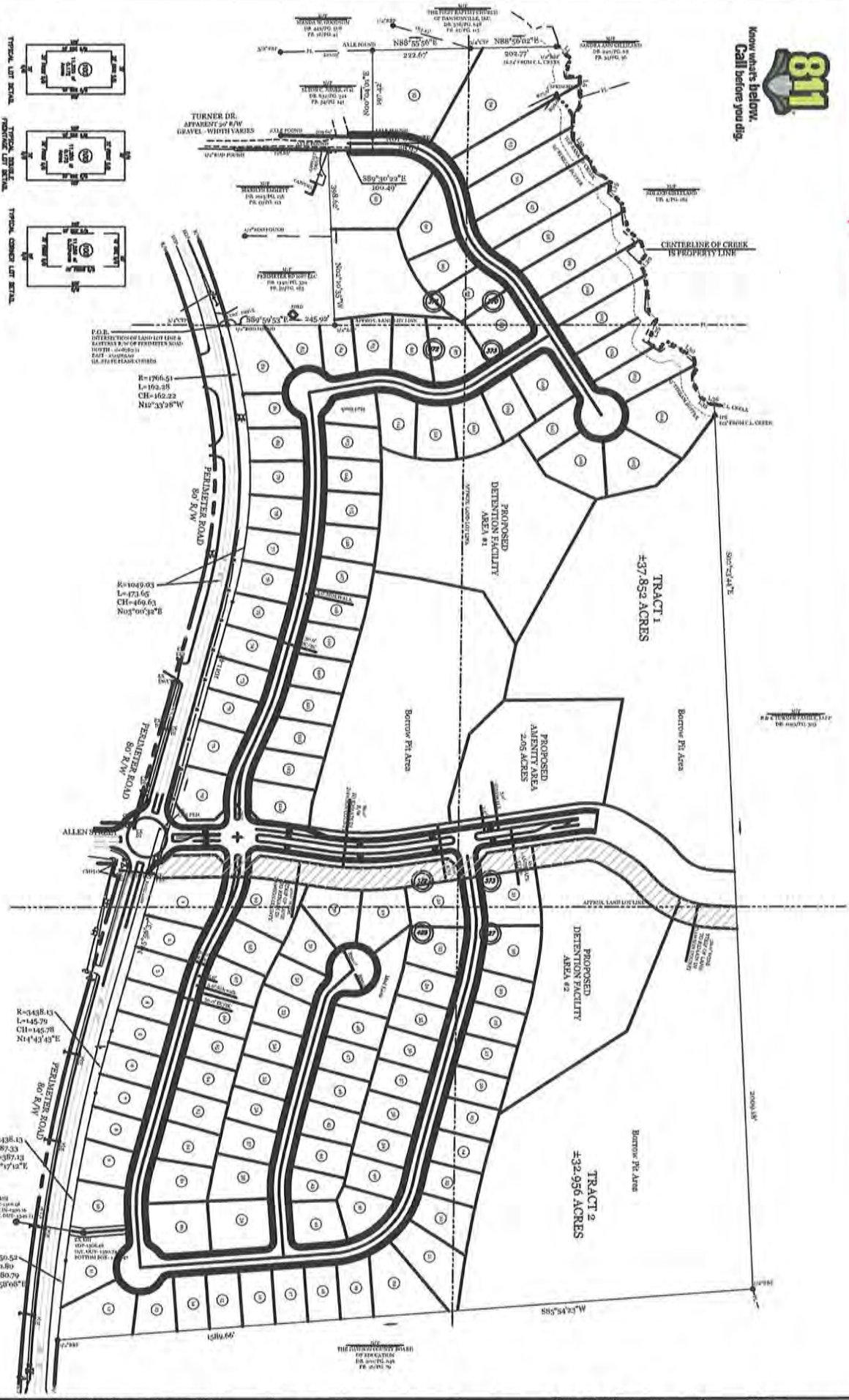
Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

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

Amended 12/9/20



Know what's below.
Call before you dig.



GENERAL NOTES:

1. EXISTING DRAINAGE SYSTEM, SEE S & M.
2. NUMBER OF LOTS: 134 of Proposed Residential Area
3. PROPOSED DENSITY: 1.50 UNITS / ACRE
4. TOTAL AREA: 80.808 Acres
5. AREA OF FORESTED B/W AND SW STRIP TO REMAIN IN FORESTED STATE: 2.277 Acres
6. AREA OF FORESTED B/W AND SW STRIP TO BE DEVELOPED: 0.000 Acres
7. TRACT 1: 37.022 Acres
8. TRACT 2: 32.956 Acres

TYPICAL LOT SIZES:

1. 50' x 100' (5,000 SF)
2. 50' x 125' (6,250 SF)
3. 50' x 150' (7,500 SF)
4. 50' x 200' (10,000 SF)

THE PRICE OF DEVELOPMENT TO BE BORROWED BY COUNTY SHOWN IN GREEN AND DOMESTIC WATER SERVICE.

1. 15' ALONG ARTERIAL ROAD
2. 15' ALONG SUBDIVISION ROAD
3. 15' ALONG SIDEWALK
4. 15' ALONG DRIVE
5. 15' ALONG DRIVE
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100. 15' ALONG DRIVE



GRAPHIC SCALE
1" = 100'
1" = 500'

NO.	DATE	REVISION
1	11/10/20	

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

Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
7165 SHADY GROVE ROAD CUMMING, GEORGIA 30041
OFFICE: 678-513-8838



REVISIONS		
NO.	DATE	REVISION

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.



Field No. 1000-11-0104
 In. 0000 Pg. 043
 Plot No. PLAT
 Property No. 000000000000
 Parcel No. 21121903
 A. B. TURNER, Clerk of Superior Court
 DAWSON County, Georgia

LEGEND

1. All lines shown on this plan are to be constructed in accordance with the specifications herein.

2. All lines shown on this plan are to be constructed in accordance with the specifications herein.

3. All lines shown on this plan are to be constructed in accordance with the specifications herein.

4. All lines shown on this plan are to be constructed in accordance with the specifications herein.

5. All lines shown on this plan are to be constructed in accordance with the specifications herein.

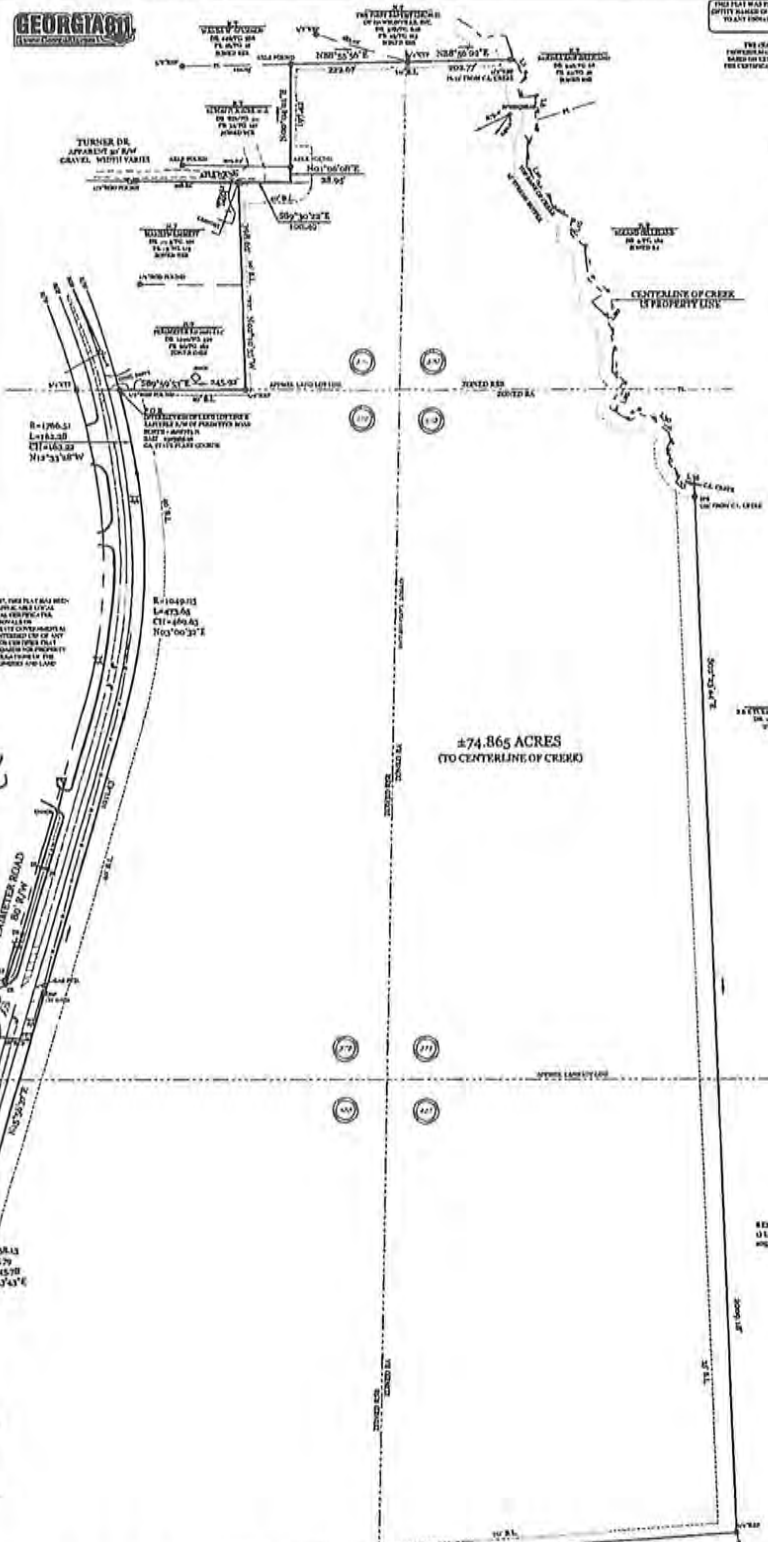
6. All lines shown on this plan are to be constructed in accordance with the specifications herein.

7. All lines shown on this plan are to be constructed in accordance with the specifications herein.

8. All lines shown on this plan are to be constructed in accordance with the specifications herein.

9. All lines shown on this plan are to be constructed in accordance with the specifications herein.

10. All lines shown on this plan are to be constructed in accordance with the specifications herein.



THE STATE OF GEORGIA, COUNTY OF DAWSON, BEING THE PLACE WHEREIN SAID PROPERTY IS LOCATED, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD OF SAID SURVEY AS FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF SAID COUNTY, GEORGIA, ON THIS 11th DAY OF NOVEMBER, 2011.

THE INFORMATION ON WHICH THIS PLAN IS BASED IS A STATEMENT OF FACTS AS REPORTED BY THE SURVEYOR AND NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION ON WHICH THIS PLAN IS BASED. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION ON WHICH THIS PLAN IS BASED.

A TURNER 2000 TOTAL STATION WAS USED TO OBTAIN THE BEARINGS AND DISTANCES OF ALL LINES LISTED IN THE PREPARATION OF THIS PLAN. THE FIELD DATA UPON WHICH THIS PLAN OR PART THEREOF IS BASED WAS OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM AWARE OF THE ACCURACY OF THE DATA UPON WHICH THIS PLAN OR PART THEREOF IS BASED. THE PLAN OR PART THEREOF IS BASED UPON THE DATA UPON WHICH THIS PLAN OR PART THEREOF IS BASED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ADJUDICATED TITLE AND I MAKE NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION ON WHICH THIS PLAN IS BASED. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION ON WHICH THIS PLAN IS BASED.

±74.865 ACRES
 (TO CENTRALINE OF CREEK)

LINE	LENGTH	BEARING
L1	20.71	S 71° 31' 00" W
L2	20.41	S 71° 31' 00" W
L3	20.22	S 71° 31' 00" W
L4	20.00	S 71° 31' 00" W
L5	19.78	S 71° 31' 00" W
L6	19.56	S 71° 31' 00" W
L7	19.34	S 71° 31' 00" W
L8	19.12	S 71° 31' 00" W
L9	18.90	S 71° 31' 00" W
L10	18.68	S 71° 31' 00" W
L11	18.46	S 71° 31' 00" W
L12	18.24	S 71° 31' 00" W
L13	18.02	S 71° 31' 00" W
L14	17.80	S 71° 31' 00" W
L15	17.58	S 71° 31' 00" W
L16	17.36	S 71° 31' 00" W
L17	17.14	S 71° 31' 00" W
L18	16.92	S 71° 31' 00" W
L19	16.70	S 71° 31' 00" W
L20	16.48	S 71° 31' 00" W
L21	16.26	S 71° 31' 00" W
L22	16.04	S 71° 31' 00" W
L23	15.82	S 71° 31' 00" W
L24	15.60	S 71° 31' 00" W
L25	15.38	S 71° 31' 00" W
L26	15.16	S 71° 31' 00" W
L27	14.94	S 71° 31' 00" W
L28	14.72	S 71° 31' 00" W
L29	14.50	S 71° 31' 00" W
L30	14.28	S 71° 31' 00" W
L31	14.06	S 71° 31' 00" W
L32	13.84	S 71° 31' 00" W
L33	13.62	S 71° 31' 00" W
L34	13.40	S 71° 31' 00" W
L35	13.18	S 71° 31' 00" W
L36	12.96	S 71° 31' 00" W
L37	12.74	S 71° 31' 00" W
L38	12.52	S 71° 31' 00" W
L39	12.30	S 71° 31' 00" W
L40	12.08	S 71° 31' 00" W
L41	11.86	S 71° 31' 00" W
L42	11.64	S 71° 31' 00" W
L43	11.42	S 71° 31' 00" W
L44	11.20	S 71° 31' 00" W
L45	10.98	S 71° 31' 00" W
L46	10.76	S 71° 31' 00" W
L47	10.54	S 71° 31' 00" W
L48	10.32	S 71° 31' 00" W
L49	10.10	S 71° 31' 00" W
L50	9.88	S 71° 31' 00" W

REFERENCES
 1) LITTON PLAT 1000-11-0104 RECORDED IN DEED BOOK 2000 PG. 200, DAWSON COUNTY RECORDS.



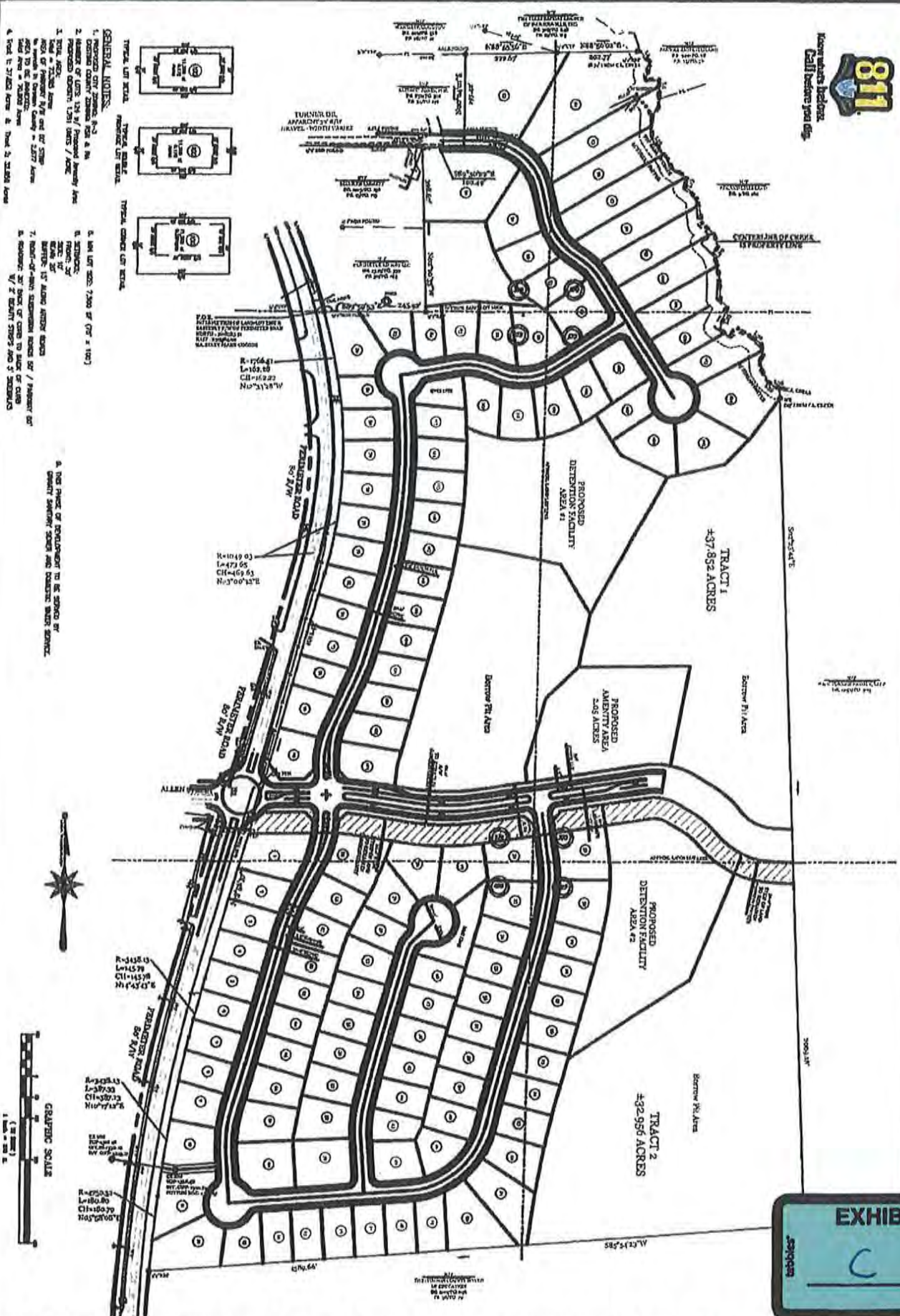
MINOR PLAT FOR:
B & K TURNER FAMILY, LLLP

GEORGIA PREMIER LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYOR
 License No. 11111
 State of Georgia
 Date of Issue: 11/11/11
 Expiration Date: 11/11/12

Drawn: A. B. Turner
 Lead: A. B. Turner
 Checked: A. B. Turner
 Date: 11/11/11
 Project: 1000-11-0104

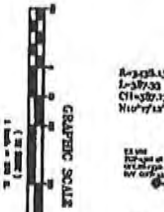


Amended 12/9/20



- GENERAL NOTES:**
1. PROPOSED CITY ZONING: R-3
 2. PROPOSED COUNTY ZONING: R-3
 3. PROPOSED COUNTY ZONING: R-3
 4. TRACT 1: 437.852 ACRES
 5. TRACT 2: 432.956 ACRES
 6. TRACT 1: 437.852 ACRES
 7. TRACT 2: 432.956 ACRES
 8. TRACT 1: 437.852 ACRES
 9. TRACT 2: 432.956 ACRES

- GENERAL NOTES:**
1. PROPOSED CITY ZONING: R-3
 2. PROPOSED COUNTY ZONING: R-3
 3. PROPOSED COUNTY ZONING: R-3
 4. TRACT 1: 437.852 ACRES
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 9. TRACT 2: 432.956 ACRES



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

Civilscapes, Inc.
 CIVIL DESIGN & LANDSCAPE ARCHITECTURE
 7163 SHADY GROVE ROAD CLAYTON, GEORGIA 30041
 OFFICE: 878-613-8030



REVISIONS	
NO.	DESCRIPTION

DATE: 11/10/20
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 200-0000



DAWSON COUNTY Public Works

January 5, 2021

Dear Mr. Dodson:

Thank you for discussing this annexation and intersection improvements on January 4. I have summarized below a best estimate cost summary for the improvements. To summarize, I have recommended conceptually a roundabout at the intersection of Perimeter Road and Allen Street. I met with the developer and his designer on October 28, 2020, and discussed the subdivision. At that time, I learned his plans to potentially annex the property, which would include the Board of Education-owned corner. I advised him that if, that were the case, then the city would have full review and recommendation responsibility; however, I would make the same intersection recommendations through the annexation process.

To date I have reviewed a traffic study (attached) provided by the developer. Several recommendations with costs are summarized below. Cost estimates are based on bids received within the previous 18 months and industry standards. I also would not recommend any additional access points be granted other than the intersection and the secondary exit along Turner Drive. Additional access points along Perimeter Road would restrict the free traffic flow and cause negative effects to the school intersections and the intersection in discussion.

- Survey, utility locates, right-of-way staking, construction support from design professional: \$25,000
- Perform an Intersection Control Evaluation (ICE) analysis of the Perimeter Road-Allen Street intersection to determine optimal intersection improvements: \$5,000
 - o My experience leads me to believe that a roundabout would be required.
- A traffic impact study (completed by the developer) should be updated to include ICE recommendations: \$5000
- Intersection improvements design: \$40,000
- Roundabout construction
 - o General construction: \$1,100,000



Page 2
January 5, 2021

- o Utility relocation: \$20,000
- o No ROW needed at this time

Total anticipated intersection improvement cost: \$1,195,000

The road that is proposed at the new fourth leg of the roundabout: an industry standard of \$450,000 per lane mile for new road construction. Many assumptions are made here, though I have made and attempt to give you a best estimate when discussing the new road construction.

Sincerely,

A handwritten signature in black ink, appearing to read 'D McKee', with a long horizontal flourish extending to the right.

David McKee, Director
Dawson County Public Works

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 1/5*
- 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

Plan No. 102102101 LUBAM
 IN BOOK 34 OF DEEDS
 Plan No. 102102101 30.00
 PARTITION OF 13.8111 ACRES
 JUSTIN POWERS, CIVIL & SURVEY CONSULTANT
 DAVENPORT COUNTY, GEORGIA



THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES THEREIN OR ANY PARTY NAMED THEREIN WITHOUT ANY LIABILITY WHATSOEVER FOR ANY ERROR OR OMISSION. THE EXACTIFICATION IS NOT AN EXPANSION OF THE ORIGINAL SURVEY OR MAP.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION AND SKILL, AND BASED ON CERTAIN FIELD NOTES AND RECORDS OF ANY PREVIOUS SURVEY. THE EXACTIFICATION IS NOT AN EXPANSION OF THE ORIGINAL SURVEY OR MAP.

A TYPICAL 25-46 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CORRECTION OF ONE FOOT IN 3000 FEET AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4500 FEET AND ONE SECOND PER ANGLE POINT.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN INSTRUMENT OF TITLE, SURVEY AND ADJUDICATED PROPERTY INTERESTS. THE SURVEY WAS MADE BY GEORGINA PREMIER LAND SERVICES, INC. AND IS NOT GUARANTEED TO BE ACCURATE TO ONE FOOT.

COPY

LEGEND

1/4" = 100'	Survey Lines
1/8" = 100'	Property Lines
1/16" = 100'	Right-of-Way Lines
1/32" = 100'	Utility Lines
1/64" = 100'	Other Lines

APPROVED FOR RECORDING
 Justin Powers
 CIVIL & SURVEY CONSULTANT

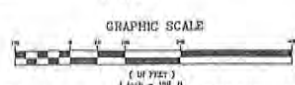
LINE TABLE

LINE	LENGTH	BEARING
1.1	33.74	S13°44'46"E
1.2	10.41	S89°27'49"W
1.3	23.58	S1°45'07"W
1.4	21.83	S87°54'34"E
1.5	31.18	S81°35'31"E
1.6	31.25	S88°38'41"W
1.7	25.46	S15°39'00"W
1.8	4.19	S17°01'08"W
1.9	40.29	S82°25'50"E
1.10	22.29	S17°01'08"E
1.11	21.18	S12°37'03"E
1.12	34.99	S12°14'31"E
1.13	12.35	S12°25'21"E
1.14	12.53	S85°41'07"E
1.15	19.02	S12°38'05"W
1.16	41.67	S42°30'14"E
1.17	41.81	S12°38'05"E
1.18	32.37	S47°30'55"E
1.19	32.97	S17°34'49"E
1.20	11.01	S12°38'05"E
1.21	30.29	S11°30'34"E
1.22	38.18	S87°16'14"E
1.23	43.04	S11°17'11"E
1.24	11.41	S43°18'44"E
1.25	45.22	S12°38'05"W
1.26	20.23	S12°38'05"E
1.27	32.25	S12°38'05"E
1.28	34.51	S12°38'05"E
1.29	23.23	S58°29'28"E
1.30	28.09	S12°38'05"E
1.31	23.98	S12°38'05"E
1.32	15.14	S12°38'05"E
1.33	41.43	S12°38'05"E
1.34	41.27	S12°38'05"E
1.35	41.43	S12°38'05"E
1.36	8.47	S71°46'00"E

REFERENCES:
 UNLIMITED WARRANTY DEED RECORDED IN DEED BOOK 185776-383, DAVENPORT COUNTY RECORDS.



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN INSTRUMENT OF TITLE, SURVEY AND ADJUDICATED PROPERTY INTERESTS. THE SURVEY WAS MADE BY GEORGINA PREMIER LAND SERVICES, INC. AND IS NOT GUARANTEED TO BE ACCURATE TO ONE FOOT.



MINOR PLAT FOR:
B & K TURNER FAMILY, LLLP

GEORGIA PREMIER LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYING
 1000 W. BROADWAY, SUITE 1000
 DAVENPORT, GEORGIA 31601
 (904) 261-1111

Date: 9/19/25
 Date of Last Fieldwork: 9/25/25
 Client: B&K Turner Family, L.L.P.
 County: DAVENPORT, GA
 Project: 9002

No.	By	Date	Revision
1	J.P.	9/19/25	Initial

Scale: 1 of 1

NOTATION REGARDING THE REFERRED TO RECORDS: THE CHARACTER AND LOCATION OF EXISTING UTILITIES AND STRUCTURES IS AS SHOWN HEREON. THERE IS NO CERTAINTY OF THE EXACT LOCATION OF EXISTING UTILITIES OR STRUCTURES UNLESS THEY ARE SHOWN ON THE DRAWING. THE EXACT LOCATION OF UTILITIES AND STRUCTURES IS TO BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

Amended 12/9/20



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: 1214 Section: _____

Subdivision Name: _____ Lot # _____

70.8084 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: R3 Special Use permit for: _____

Proposed use of property if rezoned is: Residential

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

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

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

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

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

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

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

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

[Signature]
Signature of Applicant

8/14/2020
Date

Office Use Only:

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

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

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

Postponed: YES NO Date: 11/6/2020 Rescheduled for next Meeting: 1/9/21

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

11/9/20
11/9/21

Amended 12/9/2020



City of Dawsonville

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

Zoning Amendment
Authorization

Property Owner Authorization

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

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

Printed Name of Applicant or Agent Michael K. Turner
Signature of Applicant or Agent [Signature] Date 70
Mailing Address 1090 Oakhaven Drive
City Roswell State GA Zip 30075
Telephone Number 678-570-0469

X p Sworn to and subscribed before me this 10 day of December 2020.

[Signature]
Notary Public, State of Georgia

My Commission Expires: 11-19-2022



(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)

Amended 12/9/20



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

**Zoning Amendment
Campaign Disclosure**

COPY

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

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


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

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

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

Amount \$ _____ Date: _____

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



Signature of Applicant / Representative of Applicant

8/14/2020

Date

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

Amended 12/9/20



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 X208
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

D05 018
JONES ELTON C & SARAH J
3100 HWY 9 SOUTH
DAWSONVILLE, GA 30534

D05 031
GOODSON WANDA W
PO BOX 204
DAWSONVILLE, GA 30534

D05 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, EXCUTOR
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

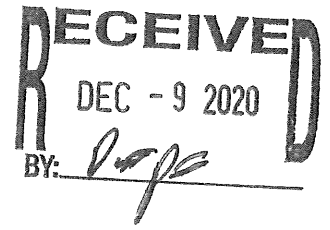
Jameson Kinley, Planning and Development Director
Dawson County
25 Justice Way
Dawsonville, Georgia 30534

Amended 12/9/20

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

FOR

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



NATURE OF REQUEST

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

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

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

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

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

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

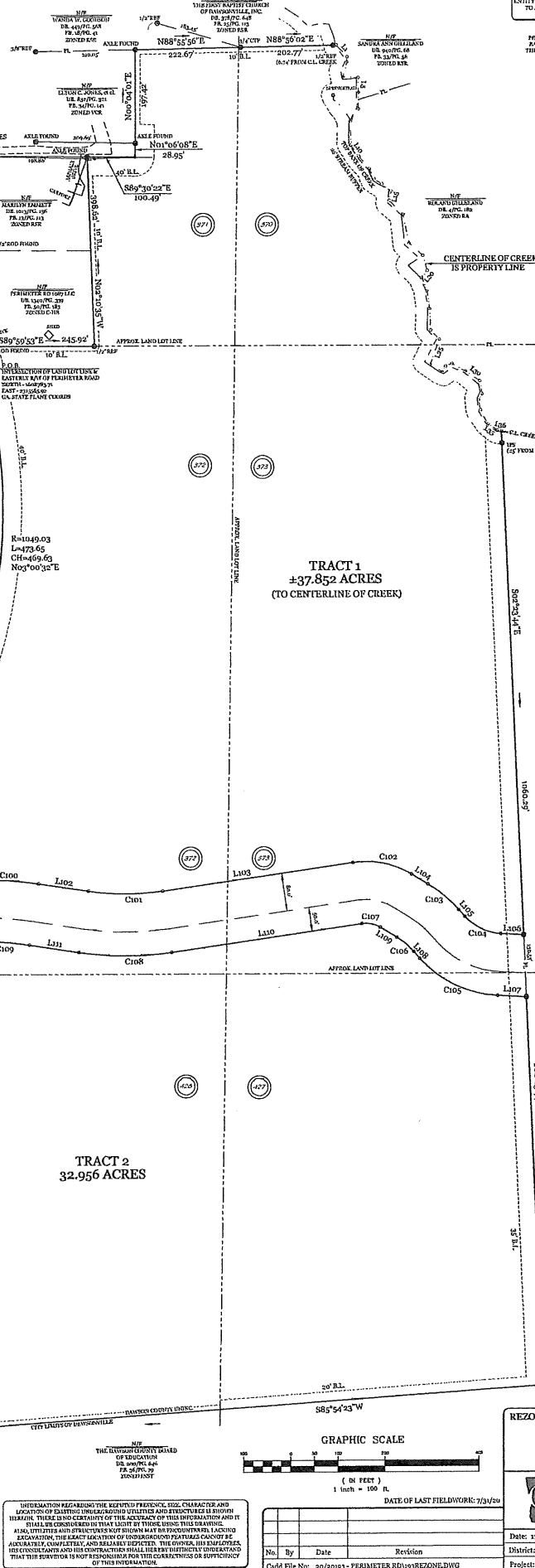
Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

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

Amended 12/9/20

LEGEND

1. ALL RIGHTS RESERVED
 2. SURVEYED AND UNDEVELOPED
 3. UNDEVELOPED
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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 RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE TO THE SURVEYOR AT THE TIME OF FIELDWORK. THE CERTIFICATION IS NOT AN EXPRESSION OF OPINION AS TO THE ACCURACY OF THE DATA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE SURVEYOR HAS REVIEWED THE PUBLIC RECORDS AND HAS BEEN ADVISED BY THE RECORDS THAT THE PROPERTY OWNERS HAVE BEEN ADVISED BY THE RECORDS THAT THE PROPERTY IS SUBJECT TO A DEED OF TRUST DATED 04/01/18. THE SURVEYOR HAS REVIEWED THE DEED OF TRUST AND HAS BEEN ADVISED BY THE RECORDS THAT THE DEED OF TRUST IS SUBJECT TO A DEED OF TRUST DATED 04/01/18.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY A FLOODED MAP LOCATION AND GRAPHIC NOTATION ONLY FOR PLAT PARCEL NO. 15040111C, DATED APRIL 4, 2018.

A TOPCON ES-405 TOTAL STATION WAS USED TO OBTAIN THE BEARING AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 45" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 41,599 FEET AND CONTAINS 29,366 ACRES.

REFERENCES:
 1. LIMITED WARRANTY DEED RECORDED IN DEED BOOK 16027P, 300, DAWSON COUNTY RECORDS, 2018.
 2. MINOR PLAT FOR B & K TURNER FAMILY, L.L.P. RECORDED IN PLAT BOOK 85, PAGE 165, A/FORSAID RECORDS.

LINE TABLE

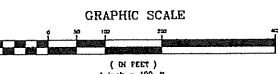
LINE	LENGTH	BEARING
L100	132.50	N89°50'15"W
L101	133.11	N84°17'05"E
L102	106.01	S81°24'09"E
L103	407.62	S81°42'48"E
L104	40.85	S89°02'00"E
L105	10.39	S42°08'15"E
L106	48.10	S87°08'15"E
L107	60.06	N87°08'15"W
L108	15.39	N41°08'15"W
L109	40.85	N89°02'00"W
L110	407.62	S81°42'48"W
L111	106.01	N84°17'05"W
L112	132.50	N89°50'15"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C101	751.62	124.19	124.05	S88°00'15"E
C102	532.24	156.84	156.27	S85°41'15"E
C103	190.00	129.03	127.43	S78°41'17"E
C104	590.00	85.25	85.54	S90°20'00"E
C105	110.00	85.39	84.19	S84°08'15"E
C106	240.00	188.20	183.64	S64°38'15"E
C107	160.00	47.37	47.20	N50°17'12"W
C108	60.00	41.54	40.84	N35°28'08"W
C109	662.74	195.11	194.41	S89°11'15"E
C109	616.62	103.13	103.02	N86°00'15"W

LINE TABLE

LINE	LENGTH	BEARING
L1	33.74	S43°24'16"E
L2	10.41	S03°27'49"W
L3	33.59	S14°40'27"W
L4	31.85	S27°24'54"E
L5	31.16	S03°55'23"E
L6	35.35	S00°02'50"W
L7	26.45	S30°20'59"W
L8	4.19	S11°08'08"W
L9	51.39	S01°23'05"E
L10	28.79	S46°19'04"E
L11	34.48	S29°37'05"E
L12	24.89	S25°14'09"E
L13	19.36	S39°25'33"E
L14	25.33	S01°41'17"E
L15	19.07	S02°28'50"W
L16	41.47	S44°35'14"E
L17	61.63	S10°13'10"E
L18	39.27	S47°00'00"E
L19	39.07	S17°44'40"E
L20	19.01	S38°35'16"W
L21	30.79	S01°21'25"E
L22	35.46	S08°42'02"E
L23	45.04	S02°40'11"E
L24	25.42	S49°10'20"E
L25	53.37	S04°08'29"W
L26	30.32	S06°20'05"E
L27	14.38	N31°21'34"E
L28	14.23	N07°49'49"E
L29	25.82	S60°56'00"E
L30	25.09	S55°42'24"E
L31	27.05	S11°17'00"W
L32	15.14	S34°47'24"W
L33	21.43	S11°14'46"E
L34	33.77	S08°24'27"E
L35	24.43	S07°40'34"E
L36	8.47	S29°45'58"E



REZONING PLAN FOR:
B & K TURNER FAMILY, L.L.P.

GEORGIA PREMIER LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYING
 6000 HAMMILL HILL ROAD
 DUBLIN, GEORGIA 31006
 (770) 414-2100 FAX (770) 414-2155
 LICENSED PROFESSIONAL SURVEYOR
 NO. 29000

Date: 11/24/2020 Land Lot: 370.270, 370.270, 429.8, 428 Sheet No.
 District: NORTH 1/2 12th County: DAWSON, GA. Scale: 1"=30' 1 of 1
 Project: 21053
 Drawn By: BS

INFORMATION REGARDING THE REPUTED PREVIOUS, SIZE, CHARACTER AND LOCATION OF EXISTING UNDEVELOPED UTILITIES AND OTHER UTILITIES IS OBTAINED FROM THE PUBLIC RECORDS AND IS NOT GUARANTEED BY THIS SURVEYOR. THE SURVEYOR HAS REVIEWED THE PUBLIC RECORDS AND HAS BEEN ADVISED BY THE RECORDS THAT THE PROPERTY IS SUBJECT TO A DEED OF TRUST DATED 04/01/18. THE SURVEYOR HAS REVIEWED THE DEED OF TRUST AND HAS BEEN ADVISED BY THE RECORDS THAT THE DEED OF TRUST IS SUBJECT TO A DEED OF TRUST DATED 04/01/18.

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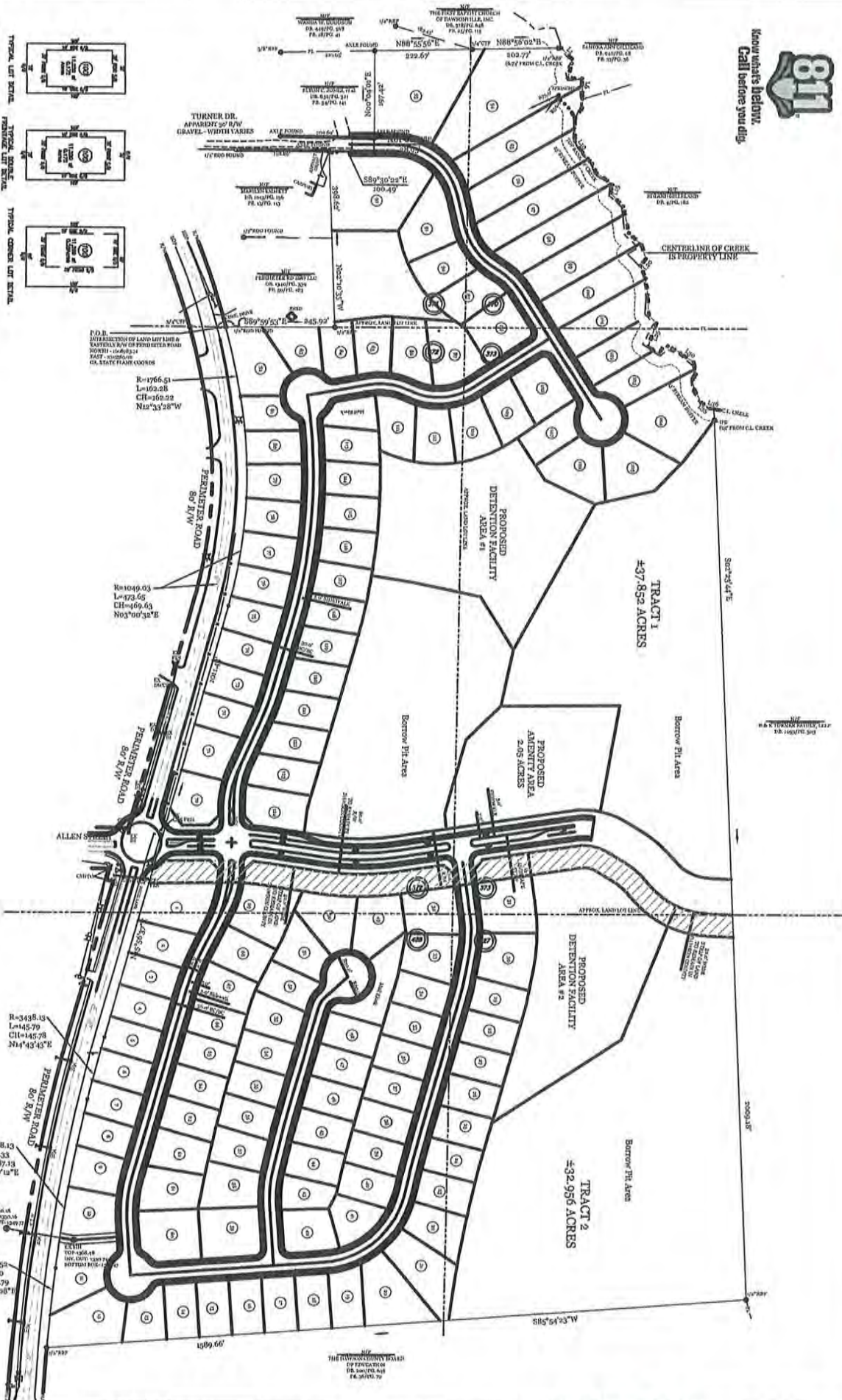
DATE OF LAST FIELDWORK: 7/31/20

Cadd File No: 20/20193 - PERIMETER RD 150 REZONED.DWG



Know what's below.
Call before you dig.

Amended 12/9/20



GENERAL NOTES:

1. PROPOSED CITY ZONING: R-3
2. PROPOSED COUNTY ZONING: RES A 10
3. TOTAL AREA: 73.385 ACRES
4. TRACT 1: 47.852 ACRES
5. TRACT 2: 32.956 ACRES
6. TOTAL AREA: 73.385 ACRES
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4. THIS PHASE OF DEVELOPMENT TO BE SERVED BY GRANT SANITARY SEWER AND DOMESTIC WATER SERVICE.



PROJECT NO.	20-085
DATE	11/10/20
SCALE	1" = 100'

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

Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
7185 SHADY GROVE ROAD CUMMING, GEORGIA 30041
OFFICE: 678-513-0839



REVISIONS		
NO.	DATE	REMARKS

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.



COOPY



- GENERAL NOTES:**
1. PROPOSED CITY ZONING: R-3
 2. DISTRICT: COUNTY ZONING: R3 & PA
 3. NUMBER OF LOTS: 124 (Proposed Assembly Area)
 4. TOTAL AREA: 74.865 ACRES
 5. TOTAL ACRES: 74.865 ACRES
 6. PERMITS: 74.865 ACRES
 7. ROAD: 74.865 ACRES
 8. ROAD: 74.865 ACRES
 9. ROAD: 74.865 ACRES

2. VAN LOT SIZE: 7,500 SF (75' x 100')

TYPE	LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	1	7,500	.172
1	2	7,500	.172
1	3	7,500	.172
1	4	7,500	.172
1	5	7,500	.172
1	6	7,500	.172
1	7	7,500	.172
1	8	7,500	.172
1	9	7,500	.172
1	10	7,500	.172
1	11	7,500	.172
1	12	7,500	.172
1	13	7,500	.172
1	14	7,500	.172
1	15	7,500	.172
1	16	7,500	.172
1	17	7,500	.172
1	18	7,500	.172
1	19	7,500	.172
1	20	7,500	.172
1	21	7,500	.172
1	22	7,500	.172
1	23	7,500	.172
1	24	7,500	.172
1	25	7,500	.172
1	26	7,500	.172
1	27	7,500	.172
1	28	7,500	.172
1	29	7,500	.172
1	30	7,500	.172
1	31	7,500	.172
1	32	7,500	.172
1	33	7,500	.172
1	34	7,500	.172
1	35	7,500	.172
1	36	7,500	.172
1	37	7,500	.172
1	38	7,500	.172
1	39	7,500	.172
1	40	7,500	.172
1	41	7,500	.172
1	42	7,500	.172
1	43	7,500	.172
1	44	7,500	.172
1	45	7,500	.172
1	46	7,500	.172
1	47	7,500	.172
1	48	7,500	.172
1	49	7,500	.172
1	50	7,500	.172
1	51	7,500	.172
1	52	7,500	.172
1	53	7,500	.172
1	54	7,500	.172
1	55	7,500	.172
1	56	7,500	.172
1	57	7,500	.172
1	58	7,500	.172
1	59	7,500	.172
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1	61	7,500	.172
1	62	7,500	.172
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1	64	7,500	.172
1	65	7,500	.172
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1	67	7,500	.172
1	68	7,500	.172
1	69	7,500	.172
1	70	7,500	.172
1	71	7,500	.172
1	72	7,500	.172
1	73	7,500	.172
1	74	7,500	.172
1	75	7,500	.172
1	76	7,500	.172
1	77	7,500	.172
1	78	7,500	.172
1	79	7,500	.172
1	80	7,500	.172
1	81	7,500	.172
1	82	7,500	.172
1	83	7,500	.172
1	84	7,500	.172
1	85	7,500	.172
1	86	7,500	.172
1	87	7,500	.172
1	88	7,500	.172
1	89	7,500	.172
1	90	7,500	.172
1	91	7,500	.172
1	92	7,500	.172
1	93	7,500	.172
1	94	7,500	.172
1	95	7,500	.172
1	96	7,500	.172
1	97	7,500	.172
1	98	7,500	.172
1	99	7,500	.172
1	100	7,500	.172

3. THIS PHASE OF DEVELOPMENT TO BE SERVED BY

TYPE	LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	1	7,500	.172
1	2	7,500	.172
1	3	7,500	.172
1	4	7,500	.172
1	5	7,500	.172
1	6	7,500	.172
1	7	7,500	.172
1	8	7,500	.172
1	9	7,500	.172
1	10	7,500	.172
1	11	7,500	.172
1	12	7,500	.172
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1	14	7,500	.172
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1	30	7,500	.172
1	31	7,500	.172
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1	81	7,500	.172
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1	83	7,500	.172
1	84	7,500	.172
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1	89	7,500	.172
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1	93	7,500	.172
1	94	7,500	.172
1	95	7,500	.172
1	96	7,500	.172
1	97	7,500	.172
1	98	7,500	.172
1	99	7,500	.172
1	100	7,500	.172

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
7185 SHADY GLEN ROAD CUMMING, GEORGIA 30041
OFFICE: 678-513-8239

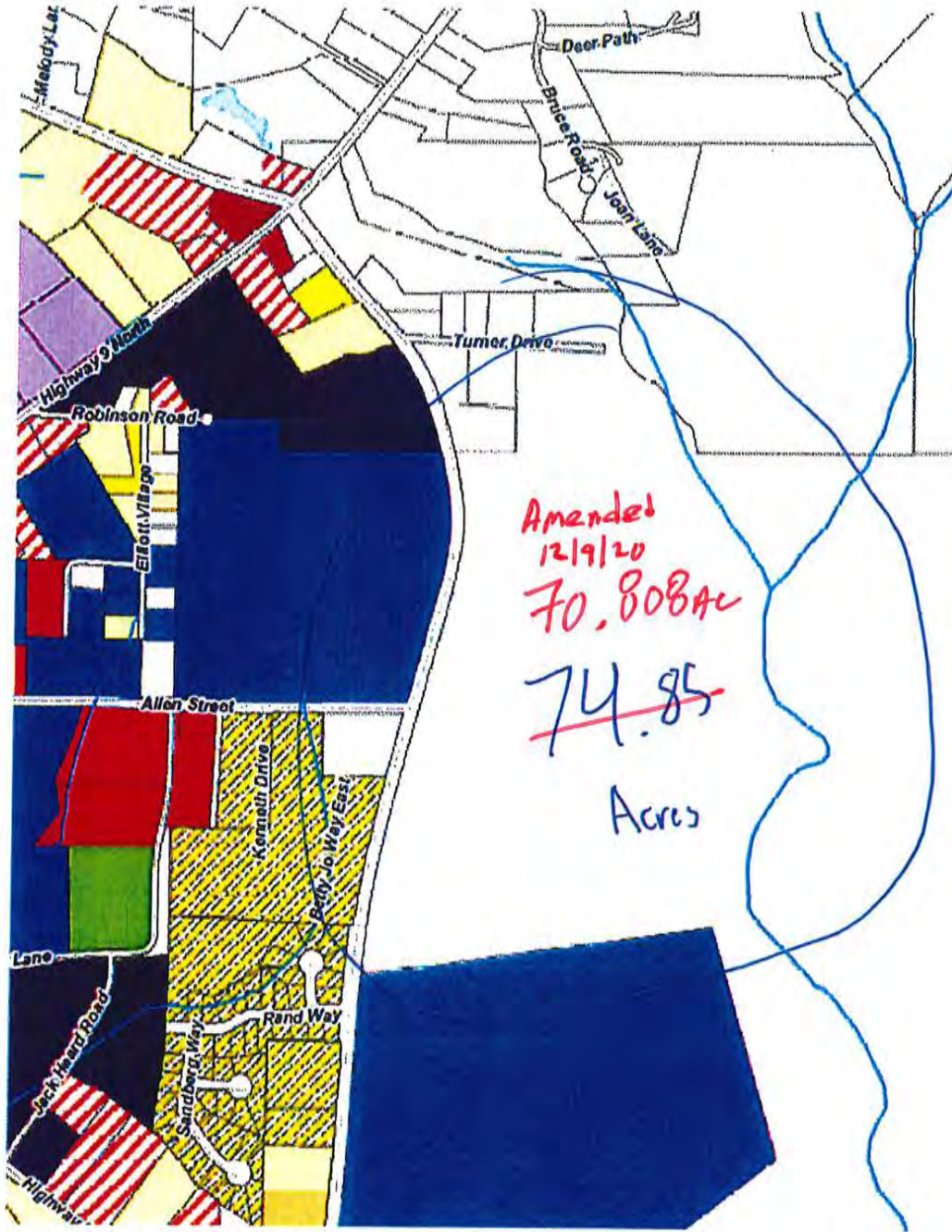
DATE: 3/12/20
PROJECT NO: 20-005

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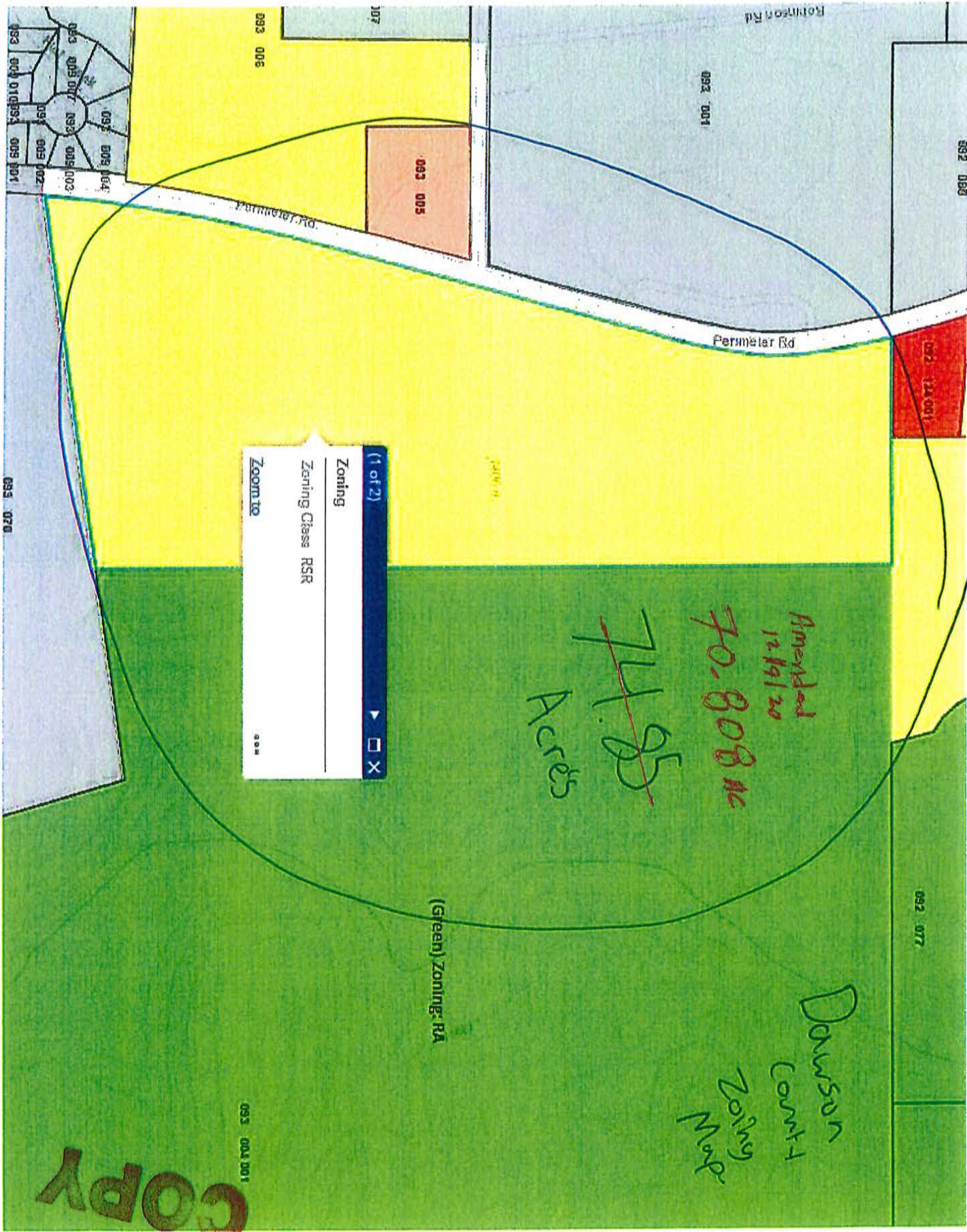
REVISIONS

NO.	DATE	REVISIONS

COPY



City of Dawsonville Zoning Map



(1 of 2)

Zoning

Zoning Class RSR

Zoom to

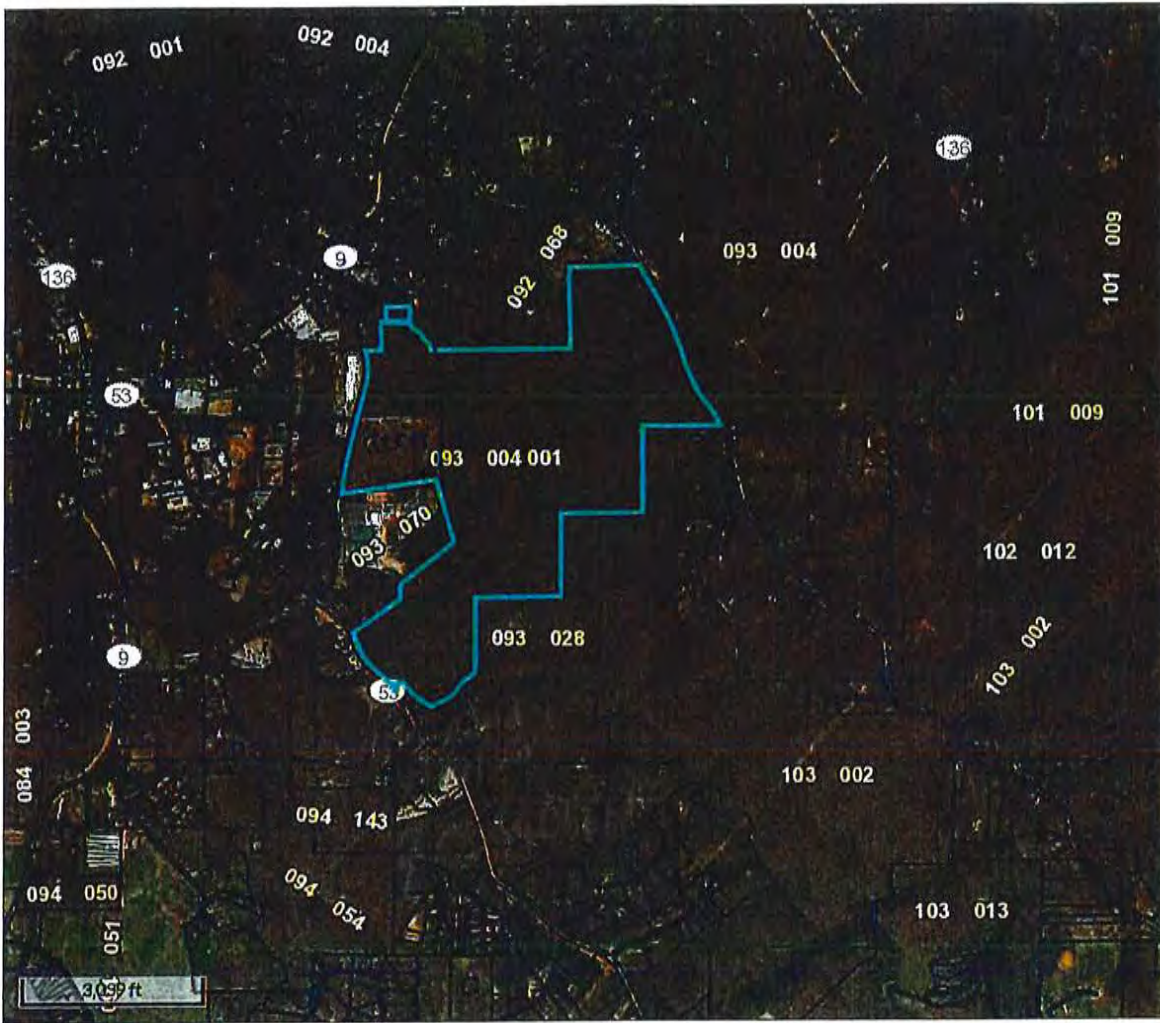
Amended
12/19/20
70.808 ac
~~74.85~~
Acres

Dawson
Court
Zoning
ex 1/1/20

(Green) Zoning: RA

COPY

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

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

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

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

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

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

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

Said property contains +/-37.852 Acres.

Amended 12/9/20

**Perimeter Road
Tract 2
32.956 Acres**

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

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

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

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

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

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

Said property contains 32.956 Acres



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 9

SUBJECT: DAWSON COUNTY BOARD OF HEALTH APPOINTMENT

CITY COUNCIL MEETING DATE: 01/19/2021

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 APPOINT DR. LAWRENCE KULISH, MD TO THE DAWSON COUNTY BOARD OF HEALTH

HISTORY/ FACTS / ISSUES:

- **NOMINATED BY MIKE EASON; VETTED BY DONNA BLANTON.**
 - **PREVIOUS APPOINTMENT BY THE CITY WAS WILL WADE**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 10

SUBJECT: **SPECIAL EVENT ALCOHOL PERMIT, DAWSONVILLE HISTORY MUSEUM –
FEBRUARY 1, 2021**

CITY COUNCIL MEETING DATE: 01/19/2021

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 FOR THE ALCOHOL PERMIT APPLICATION FOR THE
DAWSONVILLE HISTORY MUSEUM TO OBTAIN A STATE SPECIAL EVENT ALCOHOL
PERMIT**

HISTORY/ FACTS / ISSUES:

- **SPECIAL EVENT - CHASE ELLIOTT EXHIBIT UNVEILING**
 - **ALCOHOLIC BEVERAGES TO BE SERVED AT THE MUSEUM, INSIDE ONLY**
 - **FEBRUARY 1, 2021 FROM 6:00 PM – 11:30 PM**
 - **ENTRANCES WILL BE STATIONED WITH A DEPUTY OR VOLUNTEER TO PREVENT
ALCOHOL FROM LEAVING THE BUILDING**
 - **CITY MANAGER APPROVES PLAN SUBMITTED AND RECOMMENDS APPROVAL**
-

RECOMMENDED SAMPLE MOTION:

APPROVE, AMEND, POSTPONE, DENY

REQUESTED BY: Bob Bolz, City Manager



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

**City Special Event
 Alcohol Permit Application
 One per Event**

Application MUST be received a minimum of 10 days prior to the event with all documentation included. Permit MUST be picked up and displayed at the event along with State of Georgia Special Event Alcohol License. All requirements of Chapter 3 of Dawsonville's Code of Ordinances (municode.com) and State law must be complied with. Notice will be provided to Dawson County Sheriff's Office.

Type of License:	Fee	Date Received
Special Event Alcohol Permit	\$50	1-8-2021

INFORMATION: Contact Person: John Scott Adams Phone# 706-974-9111
 Name of Organization: DAWSONVILLE HISTORY MUSEUM DBA GEORGIA RACING HALL OF FAME
 State Special Event Alcohol License # _____ (may be filled in later if City permit obtained first; copy must be provided prior to event)
 Address: 415 Hwy 53 E Phone# 706-216-7223
 City: DAWSONVILLE State: GA Zip: 30534
 Email Address: contact@georgiaracinghof.com Web Address: WWW.GEORGIA RACING HOF.COM

LOCATION OF EVENT: Contact Person at Location: Scott Adams
 Location Name: GEORGIA RACING HALL OF FAME
 Address: 415 Hwy 53 E Phone# _____
 City: DAWSONVILLE State: GA Zip: 30534 Fax# _____

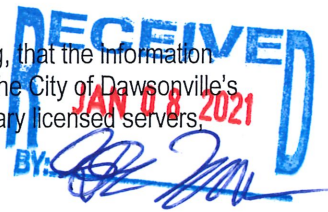
EVENT INFO: Date(s): FEB 13, 2021 Time: Start: 6 ~~am~~ (p.m.) End: 11:30 ~~am~~ (p.m.)
 Type of Event CHASE ELLIOTT Exhibit @ Unwilling
 # of Participants Expected 125 Alcohol to be served: Inside Outside

The following documents must be attached in order to process this application:

- Operational Plan
- Copy of servers' permits

OATH: I, Scott Adams, do solemnly swear, subject to the penalties of false swearing, that the information contained in this application is true and correct. In addition, I agree to abide by the rules and regulations of the City of Dawsonville's Alcohol Ordinance. I further understand that I am responsible for providing, at my own expense, the necessary licensed servers, security and emergency services

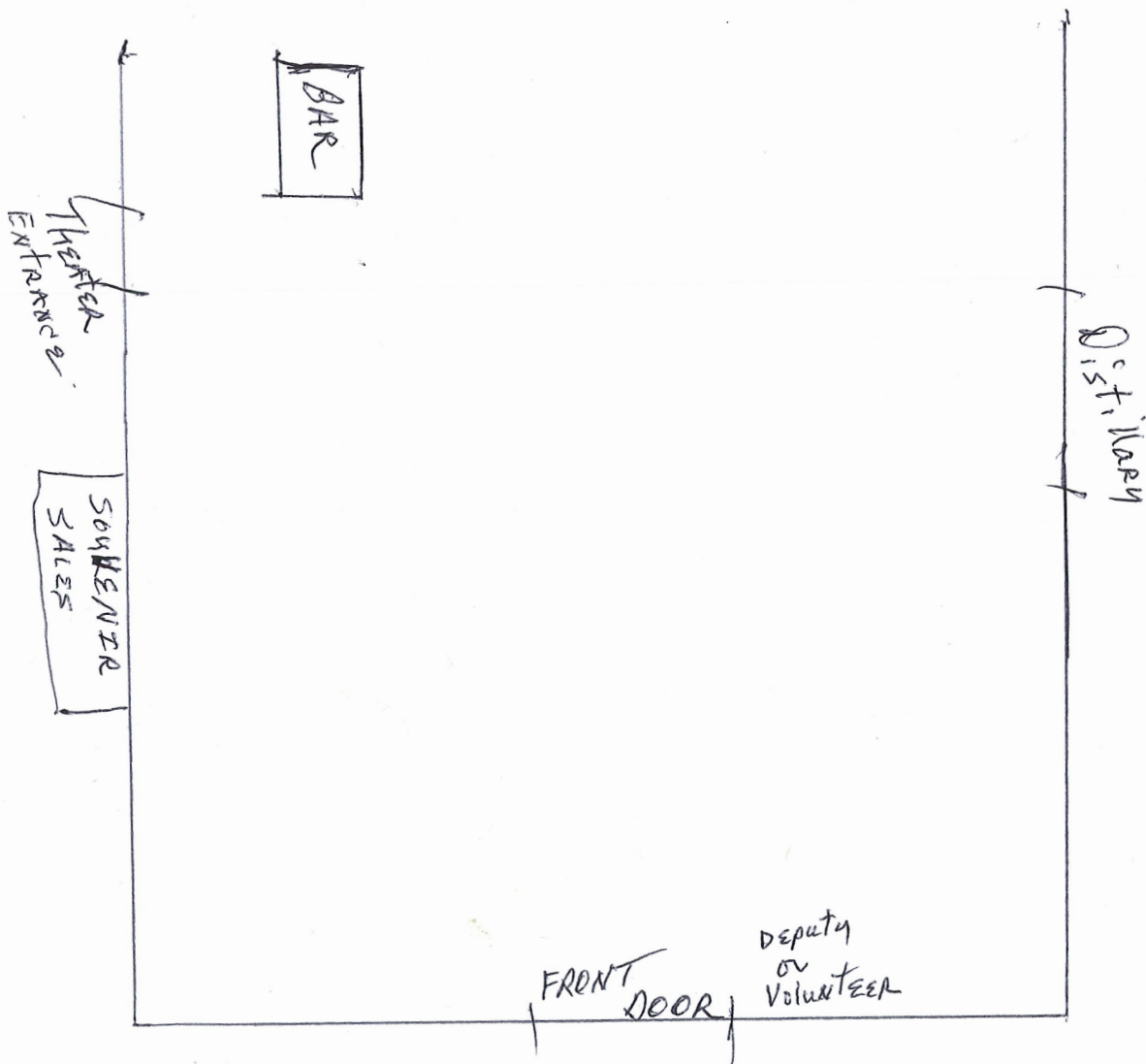
Scott Adams 1-8-2021
 Applicant's Signature Date



FOR OFFICIAL USE ONLY:
 Completed Application Date: 1/09/2021 Amount Paid \$ 50.00 Check # 1580 / Cash Received by 92 52
 Copy of State Alcohol License Received Operational Plan Received Servers' Permits Received Sheriff Notified _____
 Approved by City Manager _____ Date _____ Special Event Alcohol Permit Issued _____

Deputy
or
Volunteer

BACK DOOR



February 1st 2021

6pm - 11:30 pm

Alcohol served inside only / Entrances Guarded



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534

(706)265-3256

Payment Due Upon Receipt

INVOICE #
I2100655

INVOICE DATE: 01/08/21

DUE DATE: 02/07/21

ACCOUNT ID: GEOR0015 PIN: 3994
GEORGIA RACING HALL OF FAME GORDON PIRKLE 415 HWY 53 EAST, STE 110 DAWSONVILLE, GA 30534

LICENSE INFORMATION

LICENSE ID: L2100238
 NAME: DAWSONVILLE HISTORY MUSEUM dba
 LOCATION: 415 HWY 53 EAST, STE 110

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		CITY SPECIAL EVENT ALCOHOL PER		
1.0000/EA	AL-083	CITY SPECIAL EVENT ALCOHOL PER	50.000000	50.00
			TOTAL DUE:	\$ 50.00
		Prn Payment: 01/08/21 CK 1580		-50.00
			BALANCE:	\$ 0.00

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

City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534

INVOICE #: I2100655
 DESCRIPTION: CITY SPECIAL EVENT ALCOHOL PER
 ACCOUNT ID: GEOR0015 PIN: 3994
 DUE DATE: 02/07/21
 TOTAL DUE: \$ 0.00

GEORGIA RACING HALL OF FAME
 GORDON PIRKLE
 415 HWY 53 EAST, STE 110
 DAWSONVILLE, GA 30534





DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 11

SUBJECT: RECOMMENDATION FOR 2021 LEASES

CITY COUNCIL MEETING DATE: 01/19/2021

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 DETERMINE 2021 LEASE FEES AS PER RECOMMENDATION

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**
 - **ITEM POSTPONED TO THE 01/19/2021 AGENDA**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Stephen Tolson, Councilmember

CITY OF DAWSONVILLE RENTAL PROPERTIES

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.

Distillery

Square Footage: 6,230 square feet as measured by architects at Jericho Design. Includes boiler room added by Dawsonville Moonshine Distillery

1,600 square feet for restrooms

7,830 Total Square Feet

Cost Including Restroom Square Footage:

- $6,230 \text{ square feet} + 1,600 \text{ square feet} = 7,830 \text{ square feet} \times \$5.35 = \$41,890.50/12 = \$3,491.00$ per month.

Cost Without Restroom Square Footage:

- $6,230 \text{ Square Feet} \times \$5.35 = \$33,330.05/12 \text{ months} = \$2,778.00$ per month without any fees for the rest room or other CAM.

Note: There is a \$713 difference in square footage charge per month if we add in the total bathroom Square footage.

CAM considerations:

- They make the GRHOF leave the space in front of the Distillery windows on the inside of the museum clear of merchandise or anything that might block the public's view of the Distillery. They also use a wall to the right of the museum library that has a mural painted on it that the Distillery uses as a backdrop for a moonshine still display. We have not measured that square footage, but it is easily done.
- We have replaced two HVAC units over the Distillery, over \$7,000 for the cost alone of the units.
- They have covered space under their canopy at the entrance to the museum.
- We have repaired the canopy at our cost.
- Their customers get to see a portion of the museum as they walk to and from the rest rooms.
- In our parking lot, there are two grease traps leading to the sewer system, both serve the Distillery.
- They use the parking area. We service the parking area, care for all the building, entryways, landscaping, etc.
- The Distillery benefits greatly from GRHOF events with moonshine sales, such as the upcoming Chase Elliott exhibit unveiling, the Moonshine Festival, and others.

Recommendation:

When CAM is considered, it is my recommendation that you consider raising the rent to \$3,500/month based on the formula above including the restroom.

If you choose to keep the rate at \$3,000/month, I think there should be some restitution or other concession for use of the GRHOF rest room.



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12

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

CITY COUNCIL MEETING DATE: 01/19/2021

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 AND FINANCIAL REPORTS THROUGH DECEMBER 31, 2021

HISTORY/ FACTS / ISSUES:

SEE ATTACHED OUTLINE AND REPORTS

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

CITY MANAGER’S REPORT – JANUARY 12, 2021
FOR CITY COUNCIL MEETING JANUARY 19, 2021

COVID: COVID numbers are horrific, staff have continued our modified behavior. We recommend shutting down City Hall at least through the end of January. We will telework and operate as we did in the spring – summer when the COVID numbers were so high. The Design Guidelines Committee will not meet in January but have been assigned by Joe Rothwell of GMRC homework to do and submit online. All recent Council and Commission meetings have been held virtually and recommend continuing in that manner. Currently no staff are on quarantine or dealing with the virus.

Atlanta Motorsports Park Cited for Violation of Sound Stipulations: With multiple citations issued to AMP for violation of their sound stipulations in October and November, their CEO has been in contact with City Solicitor Howell. This will come to City Court January 21st.

Winter Storm Warnings: This time of year, we continue to be vigilant and always prepared for winter weather. One Winter Warning Storm Warning so far this report period.

Bill Elliott Street: A contractor completed seal coating and restriping Bill Elliott Street including the parking lot in the area adjacent to Dawsonville Pool Room. This had not been done for many years and it was unclear to motorists, where to park. After the work, it looks brand new and should reduce motorist’s problems.

GRHOF/DHM: The GRHOF/DHM requested use of the two ticket windows inside our file storage area. We moved files down and had a wall constructed; so, they can now utilize those ticket windows. Work continues on the Chase Elliott exhibit, general clean-up and miscellaneous projects, including repainting the Gordon Pirkle Room. Staff are working on a Job Description and contract for a Director position.

Test Manhole Project at Gold Creek Foods: Townley Construction advised the earth work, manhole installation and concrete work are complete. The electrician plans to connect the power January 13th, then SCADA can connect, and the final calibration of the sampler completed. Both the sampler and SCADA had to have power prior to their connection.

SPLOST VII: Research, planning and negotiations continue.

Excessive Levels of Nutrients at Sewage Treatment Facility: On the morning of Thursday, January 7th as staff arrived at treatment pond #1, they found the pond entirely covered in suds-like foam. Michael Sams with Environmental Management Services immediately identified the suds as excess nutrients from Gold Creek Foods. EMS, Inc. personnel came down and took samples and we are awaiting a report to verify the cause. This is not the first time this has happened. One picture is shown below.



Refurbish of Burt Creek/Water Tower #2: We anticipate work starting in late January or February depending on the weather.

Paving Repairs to Main Street, Memory Lane & Jack Heard Street: Turnipseed is finalizing the bid documents for advertisement for the paving of Main Street, Jack Heard and Memory Lane as we want to pave these at the same time if funding will be adequate. They are completing the hydrology study for Jack Heard and that should be the last piece of the puzzle. Preliminary bids indicate \$52,500 for Main Street, \$144,000 for Memory Lane, and \$47,000 for Jack Heard. The Memory Lane estimate does not include paving of the dog park parking area or the culvert expansion along Jack Heard. However, Lamar Rogers with GBT is concerned that the culvert expansion at Jack Heard could be very expensive, maybe \$30,000+, we will know more once the hydrology study is complete. We have \$162,000 in SPLOST VI to go toward these projects. We will see how the bids come out. I anticipate GBT having the bids ready to go out before the middle of February.

Sidewalks: The sidewalk bid documents are also under development. They have completed the survey and size study and are working on the development of drawings. We will have to extend some of the Farmer's Market curb and gutter and create a catch basin so run off can be piped under the sidewalk in front of the Chester residence and directed to the proper low point. We told Lamar that the paving was the higher priority.

Main Street Park: Progress continues as we work to increase the amenities and operation of this wonderful addition to the city, including:

- The dog park has fencing and dog waste stations. We continue working with our Eagle Scout candidate for move this project along.
- Staff met with county Public Works Director David McKee to discuss the trail to the library. He advised all they need for the IGA to proceed is an engineered drawing of the bridge, not the entire trail. GBT is preparing an engineered drawing for us.
- We met with the statewide contract vendor for fitness trail equipment and picnic shelters. We hope to have cost information for a recommendation to bring to the City Council and Mayor soon. Staff are visiting nearby sites where these facilities are already in place.
- Staff met with other vendors to discuss picnic shelter construction.
- We are beginning research regarding modular skate parks for possible consideration as a future park

Bee City: We are working with the Women's Club to get the Bee City signs to be erected as people travel into our county. We are discussing approval of this with GDOT. If they want allow erection on their state routes, we will locate them on our ROW, near our city limit signs.

File Destruction: The City Clerk is working diligently to identify files for destruction. We have also entered into an agreement with a new destruction services company. One load of 100 file boxes has been removed.

Rental Space Square Footage & Lease Work: Staff are working to verify square footage of the rental space at the City Hall Complex. The shape of the facility poses some problems. We hope to confirm our figures with an architect. Additionally, we have identified a number of CAM (Common Area Maintenance) maintenance issues that should be addressed.

Moonshine Festival: The Lesson Learned session scheduled for Monday, January 11th, was postponed by Kare for Kids personnel. We will reschedule.

Winner's Circle Entryway: City personnel have known for quite some time that the area from the parking lot adjacent to Food Lion as you come towards the Winner's Circle, the GRHOF entrance, and the Distillery is in bad shape. In many places the concrete has cracked, and the pavement surrounding the Distillery's double grease traps that were relocated years ago has sunk and created a hazard transitioning from the parking lot to the brick replica pavers. These areas need to be repaired sooner than later. Our Public Works Director has been instructed to look closely at these areas, develop a plan for rehabilitation and get cost estimates. Additionally, I propose we reach out to the management company in North Carolina that owns the Food Lion complex and parking in an attempt to work with them to remove the concrete that juts out into their paved parking lot. It is starting to break up and the surrounding pavement has sunk as well. This will be a project we will begin planning and slate for FY22 budget and/or SPLOST VII.

Personnel:

- We continue advertisement and recruitment efforts to fill the Finance Administrator position. We received 43 applications in round #2 advertising, and we are scheduling nine interviews for January 26 and 27.
- Please join me in welcoming Beth Tuttle to the customer service position vacated by Stacy Harris' promotion and move to the PZ Department. An Army veteran with a number of years of experience with Home Depot and several other endeavors. She has jumped in with both feet and is doing well.
- We are moving forward with GMA recommendations.

Leak Adjustments

<u>Date</u>	<u>Name</u>	<u>Water</u>	<u>Sewer</u>	<u>Total</u>	<u>Description</u>
12/29	Nancy Buffington	\$137.70	\$187.23	\$324.93	Toilet leak repaired.

Financial Reports: Attached for your review.

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

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	\$ 1,235,050	\$ 1,010,962	81.86%
Licenses and permits	115,975	100,289	86.47%
Intergovernmental revenues	25,000	134,020	536.08%
Fees	269,200	51,341	19.07%
Other	234,473	43,885	18.72%
	<u>1,879,698</u>	<u>1,340,497</u>	<u>71.31%</u>
EXPENDITURES			
Department:			
Council	99,215	51,839	52.25%
Mayor	21,380	9,166	42.87%
Elections	-	-	0.00%
Administration	739,865	420,110	56.78%
City Hall building	118,000	73,660	62.42%
Animal control	1,500	132	8.80%
Roads	537,517	353,960	65.85%
Parks	47,000	568,362	1209.28%
Planning and zoning	285,721	143,175	50.11%
Economic development	29,500	31,000	105.08%
	<u>1,879,698</u>	<u>1,651,404</u>	<u>87.85%</u>
TOTAL REVENUES OVER EXPENDITURES		(310,907)	
Transfer in From Reserves		<u>310,907</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

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

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 680,000	\$ 377,895	55.57%
Sewer fees	794,000	437,731	55.13%
Garbage fees	203,500	110,761	54.43%
Miscellaneous	<u>205,310</u>	<u>132,267</u>	<u>64.42%</u>
Total revenues	<u>1,882,810</u>	<u>1,058,654</u>	<u>56.23%</u>
EXPENDITURES			
Depreciation	574,000	206,508	35.98%
Garbage service	212,000	110,472	52.11%
Group insurance	85,056	45,438	53.42%
Insurance	38,200	13,439	35.18%
Interest	87,450	43,774	50.06%
Payroll taxes	22,752	13,139	57.75%
Professional	98,000	91,046	92.90%
Miscellaneous	52,500	25,208	48.02%
Repairs/supplies	187,500	115,564	61.63%
Retirement	17,000	9,894	58.20%
Salaries	297,402	173,658	58.39%
Technical services	66,000	47,302	71.67%
Utilities	<u>144,950</u>	<u>66,157</u>	<u>45.64%</u>
Total expenditures	<u>1,882,810</u>	<u>961,599</u>	<u>51.07%</u>
INCOME (LOSS)		<u><u>97,055</u></u>	

CITY OF DAWSONVILLE, GEORGIA

SPLOST

July 1, 2020 - December 31, 2020

SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	1,062,750	791,183	74.45%
Interest	2,000	244	12.20%
Other	-	-	0.00%
	<u>1,064,750</u>	<u>791,427</u>	<u>74.33%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	680,000	692,341	101.81%
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	4,500	50.00%
Parks and recreation	-	-	0.00%
	<u>1,064,750</u>	<u>771,574</u>	<u>72.47%</u>
TOTAL REVENUES OVER EXPENDITURES		19,853	
Transfer in From Reserves		<u>-</u>	
NET CHANGE IN FUND BALANCE		<u><u>19,853</u></u>	