

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, May 9, 2022
5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes
 - Regular Meeting held Monday, March 14, 2022

PUBLIC HEARING

7. **ANX-C2200143**: Stephen Caldwell has petitioned to annex 3.00 acres of TMP 068 053, Located at 389 Cleve Wright Rd, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning RA (Restricted Agricultural District). Public Hearing Dates: Planning Commission on May 9, 2022, and City Council on May 16, 2022. City Council for a decision on June 6, 2022.

PLANNING DIRECTOR REPORT

PLANNING COMMISSION REPORTS

The next scheduled Planning Commission meeting is Monday, June 13, 2022

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.

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, March 14, 2022

1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Sandy Sawyer, Anna Tobolski, City Manager Bob Bolz, Councilmember Liaison Caleb Phillips, Planning Director David Picklesimer, Zoning Administrative Assistant Stacy Harris.

Matt Fallstrom was not present at the meeting.
3. **INVOCATION AND PLEDGE:** Caleb Phillips led the Invocation and Pledge.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting minutes on Monday, February 14, 2022, made by S. Sawyer; second by A. Tobolski. Vote carried unanimously in favor.
7. **ZA-C2200130:** City of Dawsonville and Shiloh and Shiloh, LLC has petitioned a zoning amendment for TMP D02 005 and D02 006, Located at 41 and 68 Dan Roper Lane from PCS (Planned Conservation Subdivision) to R6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on March 14, 2022, and City Council on March 21, 2022. City Council for a decision on April 18, 2022.

Motion to open the public hearing made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

Chairperson Davis read the zoning request and conducted the public hearing.

Planning Director David Picklesimer stated that this is a city-initiated rezoning. Planning Department reviewed the current zoning map and found the property to be non-conforming. The City is recommending the property to be rezoned R6 (Multiple-Family Residential).

No one spoke in favor of the request.

No one spoke in opposition of the request.

Motion to close the public hearing made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

Motion to approve the zoning amendment made by S. Sawyer; second by A. Tobolski. Vote carried unanimously in favor.

9. **VAR-C2200128:** Destiny Mortgage Lending has petitioned front setback be reduced from 20 feet to two (2) feet for TMP D03 049; Located at 436 Academy Avenue. Property is located in the City of Dawsonville Historic District. Public Hearing Dates: Planning Commission on March 14, 2022.

Motion to open the public hearing made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

Chairperson Davis read the zoning request and conducted the public hearing.

The following person spoke in favor of the request:

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, March 14, 2022

- Melanie Walburg, 436 Academy Ave, Dawsonville, GA – Ms. Walburg stated that the sign would not be visible 20-feet from the road, due to a 100-year-old tree.

No one spoke in opposition of the request.

Motion to close the public hearing made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

Motion to approve the variance made by S. Sawyer; second by A. Tobolski. Vote carried unanimously in favor.

11. PLANNING DIRECTOR REPORT: None

12. PLANNING COMMISSION REPORTS: Chairperson R. Davis announced that the next Planning Commission Meeting is May 9, 2022, at 5:30 pm.

ADJOURNMENT: A. Tobolski motion to adjourn the meeting at 5:45 p.m.; second by S. Sawyer. Vote carried unanimously in favor.

Approved this 9th day of May 2022

Randy Davis, Commission Chairperson

Matt Fallstrom, Planning Commissioner Post 1

Vacant Planning Commissioner Post 2

Sandy Sawyer, Planning Commissioner Post 3

Anna Tobolski, Planning Commissioner Post 4

Attested: _____
Stacy Harris, Zoning Administrative Assistant

Planning and Zoning
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 4/8/2022

To: Planning Commission

Reference: ANX C2200143 Planning and Zoning Department Summary

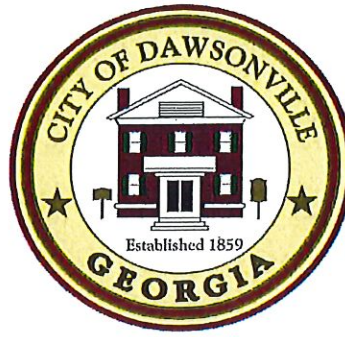
The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Property is in Anna Tobolski Post 4 commission district.
2. The subject property adjoins City zoned RA district to the south, City zoned R1 district to the east, County zoned RA district to the west and City zoned R1 district to the north.
3. Applicant is requesting to annex 3 acres.
4. Existing County RA zoning.
5. Proposed City RA zoning.
6. City Council approved open annexation period on 12/20/21 thru 4/30/22 for unincorporated island properties.
7. Dawson County Board of Commissioners heard the request on 4/7/22. The board had no objection to the request and did not take a vote. Approval by 30-day default will be on 4/15/22.

Kindest regards,


David Picklesimer
Planning Director

Planning and Zoning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



706.265.3256
www.dawsonville-ga.gov

March 14, 2022

Via Certified Mail 7018 3090 0001 6005 4761

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

Re: Annexation of Property of Stephen Cadwell ANX-C2200143; TMP 068 053; 389 Cleve Wright Road

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following Planning Commission May 9, 2022, and City Council on May 16, 2022. City Council for a decision on June 6, 2022.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Stephen Cadwell. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition 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.

Sincerely,

Stacy Harris
Zoning Administrative Assistance

Enclosures

cc: David Headley, County Manager
Dawson County Attorney



City of Dawsonville
Planning and Zoning Department

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

Annexation Petition
Application

ANNEXATION # ANX-C2200143

ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO

Applicant Name(s): Stephen L. Caldwell

Address: 389 Cleve Wright Rd City: Dawsonville State: GA Zip: 30534

E-Mail: [Redacted]

Cell Number(s): [Redacted]

Property Owner's Name(s): same

Address: City: State: Zip:

E-Mail:

Property Owner's Telephone Number(s):

Address of Property to be Annexed: 389 Cleve Wright Rd

TMP #: 068 053 Acre(s): 3 Survey Recorded in Plat Book # Page #: 29 289

Land Lot #: 90 District #: 115 Section #: 4-1 Legal Recorded in Deed Book # Page #: 1286 77

Current Use of Property: Residential - Single home

County Zoning Classification: RA City Zoning Classification: RA

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 of the Court office.

FEE SCHEDULE

Table with 2 columns: Fee Type, Amount. Rows include Annexation Fee (\$300.00), Administrative fee (\$100.00), Public Notice Certified Mail (\$7.33 per adjacent property owner).

Table with 2 columns: Office Use Only, Amount Paid. Rows include Date Completed Application Rec'd (03.11.2022), Date of Planning Commission Meeting (05.09.2022), Date of City Council Meeting (05.16.2022), Date of City Council Meeting (06.06.2022), Approved by Planning Commission (YES NO).

* Fees Waived by C.C. on 12.20.21
RECEIVED
MAR 07 2022
BY: SJA



**City of Dawsonville
Planning and Zoning Department**

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

**Annexation Petition
Application**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as Stephen Caldwell (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.

[Signature]
Property Owner Signature

Stephen L. Caldwell
Property Owner Printed Name

Property Owner Signature

Property Owner Printed Name

Applicant Signature

Applicant Printed Name

Applicant Signature

Applicant Printed Name

State of Georgia
County of Dawson

Sworn to and subscribed before me this
this 7th day of March 20 22

[Signature]
Notary Public, State of Georgia

My Commission Expires: 10/26/2025



Notary Seal

Planning Commission Meeting Date (if rezone): <u>05.09.2022</u>	
Dates Advertised: <u>04.20.2022</u>	
1 st City Council Reading Date: <u>05.09.2022</u>	
2 nd City Council Reading Date: _____	Approved: YES NO
Date Certified Mail to: <u>3/14/22</u> County Board of Commissioners & Chairman <u>3/14/22</u> County Manager <u>3/14/22</u> County Attorney	
Letter Received from Dawson County Date: _____	



City of Dawsonville
Planning and Zoning Department

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

Annexation Petition
Application

Application # ANX C2200143 TMP#: 068 053

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

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

TMP # 068 039 1. Name(s): Wesley H. DOWD
Address: 333 Cleve Wright Rd

TMP # 068 058 008 2. Name(s): Dawsonville, GA 30534
Thomas Evan Baker & Olivia Noland
Address: 4320 Martel Drive
Cumming, GA 30040

TMP # 068 055 3. Name(s): James & Helen Bottoms
Address: 320 Lakeside Trace
Canton, GA 30115

TMP # 068 058 003 4. Name(s): TIRT Power & Danny Buice
Address: 2572 Elliott Family Pkwy
Dawsonville, GA 30534

TMP # _____ 5. Name(s): _____
Address: _____

TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____

THE APPLICANT, OR DESIGNED AGENT, **MUST*** ATTEND THE PUBLIC HEARINGS FOR THE CONDITIONAL USE REQUEST TO BE CONSIDERED.

***NOTE:** if the applicant of a petition before the Planning Commission fails to attend the public hearing, then the Planning Commission may deny the subject petition or may require re-advertisement of the subject petition at the expense of the applicant.

N/F ELLIOTT

S 93°00'00" E
171.03

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

of _____ W _____
Recorded in Book 29 Page 289
this _____ day of _____ 19____

CURTIN CHAPPELL CLERK

NOTES:

- (1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME, INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT.
- (2) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. - EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

LEGEND

- 1. N.T.S. = NOT TO SCALE
- 2. LL = LAND LOT
- 3. C.T. = CRIMP TOP
- 4. O.T. = OPEN TOP
- 5. R/W = RIGHT OF WAY
- 6. C = CENTER LINE
- 7. L = PROPERTY LINE
- 8. LLL = LAND LOT LINE
- 9. PP = POWER POLE
- 10. N/F = NOW OR FORMERLY
- 11. Δ = IRON PIN FOUND
- 12. ⊙ = IRON PIN SET (1/2" OT)
- 13. R.C.P. = REINF. CONC. PIPE
- 14. C.M.P. = CORRUGATED METAL PIPE
- 15. -P- = POWER LINE
- 16. -W- = WATER LINE
- 17. -G- = GAS LINE
- 18. -X-X- = FENCE
- 19. ⊙ = R/W MONUMENT

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

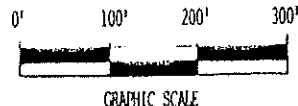
Frederick C. Youngman
FREDERICK C. YOUNGMAN

THIS (PROPERTY) (PREVIOUSLY #6) (IS NOT) LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL "FTA FLOOD HAZARD MAPS"

EQUIPMENT USED FOR MEASUREMENT
TOPCON GTS-2

REF. PLAT:

PLAT FOR WALKER
DATED 5/6/87
BY: "TOPCON" ASS'Y.



THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 335,709 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,858 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

S 82°03' 43" E 2605.17'
FROM THE E INTERSECTION
OF HWY. 183 & CLEVE
WRIGHT ROAD.

N 64°30'56" W
189.47'

CLEVE WRIGHT RD.
(21' DITCH - DITCH)



PROFESSIONAL LAND SURVEYOR
DAWSONVILLE, GA 30534
(706) 216-8545



DAVID BRYAN GOBER
AND
STELLA M. GOBER

LAND LOT: 90, 115	92026
DISTRICT: 4TH	SECTION:
COUNTY: DAWSON	STATE: GEORGIA
SCALE: 1" = 100'	DATE: 4/1/87

Prepared By & Return To:
Southern Venture Title Company, LLC
19 East Main Street
Suite G,
Dahlonega, GA 30533
706-503-4777
File No. 2018-GA-29

STATE OF GEORGIA
COUNTY OF LUMPKIN

QUITCLAIM DEED

THIS INDENTURE, made between Sharon D. Caldwell of the County of Dawson and State of Georgia, hereinafter called "Grantor," and Stephen L. Caldwell, of the County of Dawson and State of Georgia, hereinafter collectively called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents do hereby remise, convey and forever quitclaim unto the Grantee all their interest in the following described real estate:

All that tract or parcel of land lying and being in Land Lots 90 and 115 of the 4th District, 1st Section of Dawson County, Georgia, being 3.000 acres, more or less, together with all improvements located thereon, and being more particularly set out on a plat of survey prepared for David Bryan Gober and Stella M. Gober by Frederick C. Youngman, Georgia Registered Land Surveyor. This plat is recorded in Plat Book 29, Page 289, Dawson County Records, and is incorporated herein by reference for a more detailed description.

Less and except any portion of the property lying within the right of way of Cleve Wright Road.

This property is conveyed subject to all easements for roads and utilities in use or of record.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE,

BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY
ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION
FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO
REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE
LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING
PROVIDED.

Sharon D. Caldwell

IN WITNESS WHEREOF, Grantor have signed and sealed this deed, the 2nd day of
March, 2018.

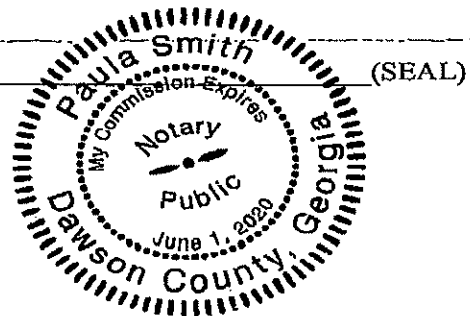
Signed, Sealed and delivered
in the presence of:

Jessie Deary

Witness

Paula Smith

Notary Public
My Commission expires: JUNE 1, 2020



City Council:

John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

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ANX-C2200143: Stephen Caldwell has petitioned to annex 3.00 acres of TMP 068 053, Located at 389 Cleve Wright Rd, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning RA (Restricted Agricultural District). Public Hearing Dates: Planning Commission on May 9, 2022, and City Council on May 16, 2022. City Council for a decision on June 6, 2022.

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. ***This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.***

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



Summary

Parcel Number 068 053
 Location Address 389 CLEVE WRIGHT RD
 Legal Description LL 90 115 LD 4-1
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 3
 Neighborhood RL-ST - Amicalola (312000)
 Homestead Exemption Yes (X14)
 Landlot/District N/A

[View Map](#)

Owner

CALDWELL STEPHEN L
 389 CLEVE WRIGHT ROAD
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	5	3

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 1400
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Masonry/Crawl
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1996
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Vinyl/Linoleum
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$114,500
 Condition Average
 House Address 389 CLEVE WRIGHT RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	2000	16x18 / 0	0	\$1,800
Storage Building: Frame	2000	10x12 / 0	0	\$770
Homesite Imp: 3 Avg	1996	1x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/19/2018	1286 77	29 289	\$0	Quitclaim (non ALT)	CALDWELL SHARON D	CALDWELL STEPHEN L
5/2/2017	1291 454	70 103	\$306,095	Fair Market Sale (Improved)	BUICE RILEY J	DANNY L BUICE TRUSTEE
3/22/2007	800 1	29 289	\$164,000	Fair Market Sale (Improved)	MONROE JOHN & LISA	CALDWELL SHARON D & STEPHEN L
2/3/2004	576 371	29 289	\$0	Gift	MONROE JOHN	MONROE JOHN & LISA
11/10/1998	288 388	29 289	\$92,500	Fair Market Sale (Improved)	NIBLETT BILLY JOE	MONROE JOHN

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$147,970	\$125,870	\$125,870	\$125,568	\$126,675
Land Value	\$48,500	\$29,100	\$29,100	\$29,100	\$33,431
+ Improvement Value	\$114,500	\$111,300	\$89,200	\$89,200	\$86,696
+ Accessory Value	\$7,570	\$7,570	\$7,570	\$7,570	\$5,441
= Current Value	\$170,570	\$147,970	\$125,870	\$125,870	\$125,568

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 20, 2021
5:00 P.M.

- 15. 2022 MAYOR PRO TEMPORE APPOINTMENT:** Motion to approve Councilmember Walden as the 2022 Mayor Pro Tempore made by C. Phillips; second by W. Illg. Vote carried three in favor (Phillips, Illg, French) with one abstained (Walden)
- 16. Ordinance No. 07-2021:** An Ordinance To Amend The Water And Sewer Ordinance Of The City Of Dawsonville; To Provide For Further Regulation Of Wastewater Suspended Solids, To Provide An Effective Date; And For Other Purposes. (First Reading: December 20, 2021; Second Reading and Consideration to Adopt: January 6, 2022)
- Utilities Operations Manager Jacob Barr read the first reading of the ordinance amendment and explained the changes to the ordinance.

WORK SESSION

- 17. REDISTRICTING PRESENTATION BY FAITH BRYAN:** Faith Bryan from the Georgia Mountain Regional Commission explained the City of Dawsonville has increased in population according to the State by 1,084 making the population of the City 3,838. Using the 2020 Census blocks she updated each post accordingly with the population increase and there was a deviation of higher than ten percent in some areas which is not permitted. Therefore, she had to redistrict some of the areas by census blocks to balance the population increase to alleviate the ten percent deviation. She utilized the 94-171 2020 Census Date Redistricting File to prepare the proposed map.
- Attorney Tallant stated the City can proceed with adopting the new redistricting map through a Charter Amendment. It will not require legislative approval from the State.
- 18. ZONING ORDINANCE ARTICLE VIII, SECTION 802 – BUFFER REQUIREMENTS:** Planning Director Picklesimer explained the request to move forward with an ordinance amendment regarding buffer requirements.
- Motion to approve moving forward with the ordinance amendment made by W. Illg; second by J. Walden. Vote carried unanimously in favor.
- 19. ZONING ORDINANCE ARTICLE IX, SECTION 917 – EXPIRATION OF CONDITIONAL USE, VARIANCE AND ZONING APPROVAL:** Planning Director Picklesimer explained the request to move forward with an ordinance amendment regarding sunset laws.
- Motion to approve moving forward with the ordinance amendment made by J. Walden; second by W. Illg. Vote carried unanimously in favor.
- 20. OPEN ANNEXATION DISCUSSION:** Mayor Eason explained the City has offered an open annexation period twice in the past in order to attempt to clean up the islands in the City. This will enable citizens to annex their property at no cost; he is requesting Council to consider another period of time for open annexation. Short discussion occurred.
- Motion to approve an open annexation period from now through April 30, 2022 made by W. Illg; second by M. French. Vote carried unanimously in favor.

STAFF REPORTS

- 21. BOB BOLZ, CITY MANAGER:** City Manager Bolz provided his report in the agenda packet and reported the leak adjustment for the month was \$1913.19; the DCHS took in 300 cans for our food barrel, and he also stated COVID numbers are on the rise. Mayor Eason commented on the amount of the leak adjustment; Bolz stated it was for three separate properties.
- 22. ROBIN GAZAWAY, FINANCE ADMINISTRATOR:** Financial reports representing fund balances and activity through November 30, 2021 were provided in the agenda packet. No questions from Council.

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 20, 2021
5:00 P.M.

ADJOURNMENT:

At 5:45 p.m. a motion to adjourn the meeting was made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

Approved this 20th day of January 2022

By: CITY OF DAWSONVILLE



Mike Eason, Mayor



Caleb Phillips, Councilmember Post 1



William Illg, Councilmember Post 2



John Walden, Councilmember Post 3

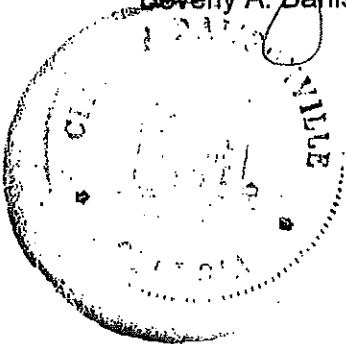


Mark French, Councilmember Post 4

Attested:



Beverly A. Banister, City Clerk



**PUBLIC NOTICE
ON ZONING**

NOTICE IS HEREBY GIVEN THAT THE CITY OF
DAWSONVILLE HAS RECEIVED AN APPLICATION FOR ZONING
REVISIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR
ANX-C22.00143

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION
DATE: **5/9/2022** CITY COUNCIL
TIME: **5:30pm** DATE: **5/16/2022** TIME: **5:00pm**

HEARING LOCATION
DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 52 E. SUITE 100
DAWSONVILLE, GA 30034

FOR ADDITIONAL INFORMATION, CALL
CITY PLANNING & ZONING DEPT AT 706-565-3296

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

Georgia, Inc., dated September 12, 2013, and recorded in Deed Book 01089, Page 0300, Dawson County, Georgia Records, as last transferred to Citizens Bank NA f/k/a RBS Citizens NA by assignment recorded on November 23, 2020 in Book 1452 Page 334 in the Office of the Clerk of Superior Court of Dawson County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifty-Five Thousand Eight Hundred and 0/100 dollars (\$155,800.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dawson County, Georgia, within the legal hours of sale on May 3, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 411 and 412 of the South Half of the 13th District, 1st Section, Dawson County, Georgia, being Lot 11, Phase One, Dawson Junction Subdivision, as per plat recorded in Plat Book 34, pages 63-69, Dawson County, Georgia Records, which plat is incorporated herein by reference thereto.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Citizens Bank, NA they can be contacted at 1-800-234-6002 for Loss Mitigation Dept, or by writing to 10561 Telegraph Road, Glen Allen, Virginia 23059, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Guadalupe Cerda or enant(s); and said property is more commonly known as **45 Fox Car Way E, Dawsonville, GA 30534.**

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) a confirmation and audit of the status of the loan with the lender of the security deed and (3) any right of redemption or

Public Hearings

Notice of Public Hearing

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

ANX-C2200143: Stephen Caldwell has petitioned to annex 3.00 acres of TMP 068 053, Located at 389 Cleve Wright Rd, with a County Zoning of RA (Residential Agricultural/ Residential Exurban) to City Zoning RA (Restricted Agricultural District). Public Hearing Dates: Planning Commission on May 9, 2022, and City Council on May 16, 2022. City Council for a decision on June 6, 2022.

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.

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

106283 4/20

STATE BOARD MEMBER TO HOLD PUBLIC HEARING May 3, 2022

Martha Zoller to Host State Board of Education Ninth District Public Hearing

The State Board of Education will hold a public hearing for citizens in the Ninth Congressional District on Tuesday, May 3, 2022. The meeting will be held from 7:00 p.m. - 8:00 p.m. at Lumpkin County Board of Education, 56 Indian Drive, Dahlonega, GA 30533.

The purpose of the hearing is to hear comments from interested citizens and educators within the congressional district regarding the performance and problems of public education. Persons wishing to speak should sign in upon arrival.

The Georgia Department of Education does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Individuals who need assistance or auxiliary aids for participation in this public forum are invited to make their needs known to Geraldine Price at sboadmin@doe.k12.ga.us no later than 72 hours before the scheduled event.

106904 4/20,27

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF

All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

JENNIFER BURT
JUDGE OF PROBATE COURT
BY: Tammy Chester
25 JUSTICE WAY, SUITE 4332
DAWSONVILLE, GA 30534
706-344-3580
106503 4/6,13,20,27

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: ESTATE OF
GLENN THOMAS WORLEY,
DECEASED
ESTATE NO. 2022-ES-59
PETITION FOR LETTERS OF
ADMINISTRATION

To whom it may concern:
NANCEE T. WORLEY has petitioned to be appointed administrator(s) of the estate of GLENN THOMAS WORLEY deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before April 25, 2022

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

JENNIFER BURT
JUDGE OF PROBATE COURT
BY Tammy Chester
25 JUSTICE WAY SUITE 4332
DAWSONVILLE, GA 30534
706-344-3580

106370 3/30,4/6,13,20

Tax Sales

DELINQUENT PROPERTY TAX SALE

Under and by virtue of certain tax Fi. Fa's issued by the Tax Commissioner of Dawson County, Georgia, in favor of the State of Georgia and County of Dawson, against the following named persons and the property as described next to their respective name(s). There will be sold for cash or certified funds at public outcry, before the

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