

CITY OF  
DAWSONVILLE

Special Points  
of Interest:

- City Council Meeting — Monday, April 2, 2007, at 7:00 p.m. at City Hall.
- Kare for Kids Annual Egg Hunt—Saturday, April 7, 2007 at 11:00 a.m.—2:00 p.m.
- GRHOF Car Show— Saturday, April 7, 2007 at 4:00 p.m.
- GRHOF Community Yard Sale — Saturday, April 14, 2007 at 7:00 a.m. For info call: 770-893-3407.
- City Council Work Session, Thursday, April 19, 2007, at 6:00 p.m. at City Hall.
- Planning Commission Meeting—Monday, April 16, 2007 at 7:00 p.m. at City Hall.

Elected Officials  
Contact Information

Joe Lane Cox,  
Mayor  
Cell Ph: 706-344-2969  
Mayor@dawsonville.com

Jonathan Cox,  
Mayor Pro Tem  
Cell Ph: 770-561-0353

Linda Grant,  
Councilmember  
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Councilmember  
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Councilmember  
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# Dawsonville Profile

City News for the Residents of Dawsonville.

Volume 1, Issue 3

March 2007

## Dawsonville's Comprehensive Plan

The Georgia Planning Act, passed in 1989, established a coordinated planning program for the state that also gives local governments the opportunity to plan for their future. The Planning Act assigns local governments specific responsibilities in order to receive state funding, and one of those requirements is to create and maintain a Comprehensive Plan.

The web site of the Georgia Department of Community Affairs describes how Comprehensive Plans will help both local governments and the state plan for the future:

*"The cornerstone of the coordinated planning program is the preparation of a long-range comprehensive plan by each local government in the state. This plan is intended to highlight community goals and objectives as well as determine how the government proposes to achieve those goals and objectives. It is intended that the comprehensive plan be used to guide local government decision-making on a daily basis."*



over the basics of rezoning property.

Like all municipalities, the City of Dawsonville has classifications for how property may be used. Land may be zoned for various uses like residential or commercial uses.

Each Comprehensive Plan must be updated every ten years, and the plan for Dawson County is due to be completed in October 2008.

The City of Dawsonville and Dawson County are working together to create a Comprehensive Plan to give both government entities a tool to help plan local growth and guide future zoning.

Dawsonville Planning Director Steve Holder says while the plan is a joint effort, the City is working on certain components independently. "More detail is required in the city limits, for example, for the revision of historic district guidelines," said Holder.

"The Comprehensive Plan helps the Planning Department guide future zoning requests for consistent neighborhoods, and it helps identify and protect cultural areas. The plan also allows the



Restoration of historic buildings and downtown revitalization to be a part of the City's Comp Plan.

community a voice in how that is done, such as culture protection and determining which areas should be designated in specific zoning categories," he said. Feedback from City residents, businesses and property owners will give the City more information that can help plan the City's future growth.

"We want everyone who is interested to take part in the Community Assessment," said Holder. "The Community Assessment

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## Mayor's Message

When a property owner wants to use their property in a different manner than the current zoning, a zoning amendment application is required.

For example, if a property owner wants to build a business on property that is zoned for agricultural use, specific steps must be followed to request a change in zoning.

The property owner must fill out a zoning amendment application, which can be found at City Hall or on the City's web site. The

zoning amendment application and any fees are submitted to the Dawsonville Planning Department for consideration. The Dawsonville Planning Commission meets monthly, and the Commission's schedule of meetings can also be found on the City's web site.

Prior to Planning Commission meetings, notice of any zoning amendment application to be considered at the meeting will be published in the legal section of the local newspaper.

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**CITY OF  
DAWSONVILLE**

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Dawsonville, GA 30534

Phone: 706-265-3256  
Fax: 706-265-4214  
www.dawsonville.com  
E-mail: cityhall@dawsonville.com  
Office Hours  
Monday—Friday  
8:00 a.m.—5:00 p.m.

**Garbage rate slight increase due to rising fuel charges. New rates of \$13.25 will take affect April 1, 2007 and will be reflected on your April utility bill.**

**City Hall will be Closed Friday, April 6, 2007 in observance of Good Friday.**

**City Staff at Your Service**

Gary Barr,  
Water & Sewer Superintendent

Kim Cornelison,  
City Administrator/Clerk

Steve Holder,  
Planning & Zoning Director



**Mayor's Message Continued ...**

At the meeting, the Commission will hear from the applicant and from any persons who wish to speak about the rezoning request. Once public comments are heard, the Commission votes on the request. If the zoning amendment application is approved, it is then forwarded to the City Council for a public hearing and a vote.

Prior to its meeting each month, the City Council will publish public notice of zoning amendments in the local newspaper. The City Council must hear public comment on any zoning amendment request at a public hearing, during which the applicant and those who wish to speak about the amendment are allowed to speak. A separate public comment segment is held for each zoning re-

quest. Following the public comment segment the City Council will vote on the zoning request.

Because of slight difference in the zoning classifications of the City of Dawsonville and Dawson County, the City has added a new zoning classification for property annexed into the City. The new zoning classification, AP (Annexed Property), provides that no changes may be made to any property annexed into the City for 12 months following annexation.

The AP zoning classification ensures that no changes will be made to the annexed property that might adversely affect surrounding property owners. After 12 months, the owner of the annexed property may request a

change in zoning, and the process for a zoning amendment is followed as listed above.

The City ordinance that created the AP zoning category also calls for annexed property to be zoned R-1 (Restricted Single-Family Residential) if no zoning amendment application is made after 16 months.

The City has the zoning amendment application form on its web site, [www.dawsonville.com](http://www.dawsonville.com), and you can always call City Hall at 706-265-3256 with questions.

Sincerely,

Joe Lane Cox, Mayor

**Comp Plan Continued...**

requires input from the community on what they would like to see within Dawsonville's city limits and on the small areas outside that may affect what happens in the city."

Holder said the City's portion of the Comprehensive Plan will have architectural recommendations for infill development, as well as streetscape ideas and guidelines for the types of business to be located in the City. The City guidelines will encourage residents to live and work in the same building, taking into consideration foot traffic capabilities, design standards and revitalization of existing buildings.

"More input from city residents is needed," said Holder, "or from anyone who has vested interest in city's development, such as property owners and the business community, specifically."

"The Comprehensive Plan is not a regulatory item, but it is a great tool used by communities to regulate and plan for growth in a proper fashion," Holder said.

The Georgia Department of Community Affairs has information on its web site, [www.dca.state.ga.us](http://www.dca.state.ga.us). If you have questions or want more information about the local Comprehensive Plan, call the Dawsonville Planning Department at 706-265-3256.

**City Sidewalks Are Here!**

Phase one of the City's comprehensive sidewalk plan has been completed. This phase includes installing sidewalks from south Maple Street to Mills Ford Road, and then from Academy Avenue by the Memorial Gardens Cemetery to Hwy. 9 south.

"Residents who live in the subdivisions and town homes that intersect with Maple Street, as well as those who live on Maple Street finally have a safe place to walk", said Mayor Cox.

Mayor Cox had a vision for sidewalks throughout historic downtown and connecting the public schools ever since he took office.

"People have been walking in the roads for years—with the way some people drive, you were taking a serious chance with your personal safety. By installing sidewalks in town and around the schools, we hope to provide people with a safe place to walk, to the downtown businesses and services they need, to keep our students safe who walk between schools and the public library, and to give people a place to get

out and walk for exercise without being in an unsafe environment.



**Water & Sewer Superintendent Gary Barr inspects the new sidewalks.**

Mayor Cox negotiated with past Commissioners to get \$500,000 in funding for sidewalks from the current SPLOST funds (Special Purpose Local Option Sales Tax). Mayor Cox has also instructed staff to work with local agencies to procure grant monies to keep the sidewalk project going for the next ten years.

The City expects to receive \$165,000.00 in funds from a TE grant (Transportation Enhancement grant from the Georgia Department of Transportation). The City will be eligible for the TE grant every two years and is on schedule to make the necessary applications.

Phase two of the plan will be to install sidewalks in the historic section of downtown. This work is expected to start in April and should be completed in May.

All-in-all the sidewalks will be a major improvement for all of the residents and visitors to downtown Dawsonville!