

AGENDA
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, June 17, 2024
5:00 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
 - a. Approve Minutes
 - Regular Meeting held June 3, 2024
 - b. Approve Agreement with Charles Abbott Associates, Inc. for Plan Review Services
 - c. Approve FY 2024-2025 Agreement with Dawson County Chamber of Commerce
 - d. Approve Agreement to Participate in Kroger Settlement (Opioid Litigation)
8. Employee Recognition

PUBLIC HEARING

9. ZSP C2400113: Jim Chapman Construction Group has petitioned to amend the site plan; located at 796 HWY 53 East and 2120 Perimeter Road (TMP 093 043; 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 2024.
10. ZA C2400125: Davis Engineering & Surveying has petitioned a zoning amendment for TMP D03 014 and 092B 011; located at 401 HWY 9 North from HB (Highway Business) and LI (Light Industrial) to R-6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 2024.

BUSINESS

11. Resolution No. R2024-02: Adoption of the Fiscal Year 2024-2025 Budget
12. Dawsonville History Museum: Consideration of Request to Add Deck and Pergola
13. Department of Community Affairs: Application for Georgia Rural Zone Designation

WORK SESSION

14. Specialty Vehicle Ordinance Discussion

STAFF REPORTS

15. Bob Bolz, City Manager
16. Robin Gazaway, Finance Director

MAYOR AND COUNCIL REPORTS

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

RESERVED FOR POTENTIAL ACTION ON EXECUTIVE SESSION ITEMS, IF NEEDED

ADJOURNMENT

The next scheduled City Council meeting is Monday, July 15, 2024

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: 06/17/2024

PURPOSE FOR REQUEST:

CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED SUPPORTING DOCUMENTS

- a. Approve Minutes
 - Regular Meeting held June 3, 2024
 - b. Approve Agreement with Charles Abbott Associates, Inc. for Plan Review Services
 - c. Approve FY 2024-2025 Agreement with Dawson County Chamber of Commerce
 - d. Approve Agreement to Participate in Kroger Settlement (Opioid Litigation)
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 06/17/2024

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 JUNE 3, 2024**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY COUNCIL REGULAR CALLED MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, June 3, 2024
5:00 P.M.

1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 5:01 p.m.
2. **ROLL CALL:** Present were Councilmember Sandy Sawyer, Councilmember Mark French, Councilmember Caleb Phillips, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utility Director Jacob Barr, Finance Director Robin Gazaway and Planning Director Ron Haynie.

Councilmember William Illg was not in attendance.

City Manager Bolz introduced Andrew Purcell who is a PIN intern working with Downtown Director Edmondson.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember French.
4. **ANNOUNCEMENTS:** Food Truck Friday is June 7, 2024 starting at 5:00 pm. Family Connection is hosting the Celebrity Waiter event at Longhorn Steakhouse on Friday, June 7, 2024 starting at 7:30 am; tickets are \$15.00 per person.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. French; second by S. Sawyer. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a-c) made by C. Phillips; second by M. French. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting and Work Session held May 20, 2024
 - Executive Session held May 20, 2024
 - Special Called Meeting held May 23, 2024
 - b. Approve Updated Project Amount for LMIG-SAP Grant – **Replace four (4) school zone flashing beacons on Perimeter Road in the amount of \$19,500 which includes a 30% match of \$4,500 to be paid out of 2024 SPLOST VII budget.**
 - c. Approve Reappointment of Kevin Herrit as the Private Sector Member of the Georgia Mountain Regional Commission Council – **Term is July 1, 2024 through June 30, 2025**

PUBLIC HEARING

8. **PROPOSED FY 2024-2025 BUDGET:** Finance Director Gazaway provided an overview of the accomplishments within the FY 2024 budget and reviewed the proposed revenue and expenditures for the FY 2025 budget.

Motion to open a public hearing made by M. French; second by S. Sawyer. Vote carried unanimously in favor. Mayor Walden conducted the public hearing. No one spoke in favor of or opposition to the FY 2025 proposed budget. Motion to close the public hearing made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.

BUSINESS

9. **PRESENTATION BY DAWSON COUNTY CHAMBER OF COMMERCE:** Mandy Power provided information to the City Council regarding the City activities performed by the Chamber of Commerce.
10. **UTILITY RATE STUDY: CONSIDERATION OF W/S RATE INCREASE:** Motion to approve the three phase increase to water/sewer rates and tap fees as presented made by C. Phillips; second by M. French. Vote carried unanimously in favor.
11. **CITY PARKING ORDINANCE OPTIONS:** City Council discussed various options with consideration of the third option but with concern of having staff available to enforce it. The Council also requested the HOAs be proactive in enforcing their covenants regarding parking to resolve the issues they are experiencing in their subdivisions. Discussion also included questions regarding billing the HOAs for the City's enforcement of the parking issues; Attorney Tallant will need time to look into this. Request

MINUTES
CITY COUNCIL REGULAR CALLED MEETING
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was also made by Councilmember Phillips to ask the HOAs why they are not enforcing their own covenants.

Motion to table the item to the September 16, 2024 City Council meeting made by M. French; second by C. Phillips. Vote carried unanimously in favor.

- 12. BOARD VACANCIES:** City Manager Bolz reported to the City Council that there are various vacancies on the City's Boards and Commissions. The Planning Commission and Historic Preservation Commission both have vacancies. The City is also required to have an Ethics Board and an Animal Control Board; which at this time has no members on either Board. He is asking the Council to recruit members for nominations.

MAYOR AND COUNCIL REPORTS:

Mayor Walden reported his attendance at the GMRC meeting and Betsy McGriff spoke to the members regarding the housing shortage in the County based on the trend of the number of people moving into this area. Mayor Walden also suggested in light of the parking ordinance discussion, that perhaps they should consider amending the City's ordinances to require designated visitor parking within subdivisions and/or increasing the front setbacks to allow for longer driveways to accommodate multiple vehicles at each household. He stated efforts should be considered now to mitigate future issues with the amount of growth happening in the City.

ADJOURNMENT

At 5:45 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.

Approved this 17th day of June 2024

By: CITY OF DAWSONVILLE

John Walden, Mayor

Caleb Phillips, Councilmember Post 1

William Illg, Councilmember Post 2

Sandra Sawyer, Councilmember Post 3

Mark French, Councilmember Post 4

Attest: _____
Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7b

SUBJECT: **APPROVE AGREEMENT CHARLES ABBOTT ASSOCIATES, INC**
PROFESSIONAL ENGINEERING PLAN SERVICES

CITY COUNCIL MEETING DATE: 06/17/2024

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL OF THE PROFESSIONAL ENGINEERING PLAN SERVICE AGREEMENT WITH CHARLES ABBOTT ASSOCIATES, INC.

HISTORY/ FACTS / ISSUES:

- **PLANNING DEPARTMENT NEEDS TO ADD ADDITIONAL PROFESSIONAL ENGINEERING SERVICES FOR REVIEW OF CIVIL PLANS**
- **COST OF PROFESSIONAL SERVICES ARE BILLED TO THE APPLICANT**

OPTIONS:

APPROVE, DENY OR POSTPONE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Stacy Harris, Planning and Zoning Department

AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of May, 2024, by and between THE CITY OF DAWSONVILLE, hereinafter referred to as “City”, with principal offices at 415 Hwy 53E, Suite 100, Dawsonville, GA 30534 and CHARLES ABBOTT ASSOCIATES, INC., hereinafter referred to as “Consultant”, with corporate offices located at 27201 Puerta Real, Suite 200, Mission Viejo, CA 92691 and local offices located at 20 Pointe North Drive, Suite 107, Cartersville, GA 30120.

WHEREAS, The City proposes to utilize the services of Consultant for Professional Engineering Plan Review services.

WHEREAS, the Consultant has represented to the City that the Consultant has the requisite qualifications and experience, and has the requisite facilities to properly perform the proposed services in a thorough, competent, professional, and workmanlike manner.

Now, therefore, in consideration of the foregoing and the mutual promises and covenants herein contained, the parties hereto agree as follows:

SCOPE OF SERVICES

- A. Consultant will perform civil engineering plan check services, including plan check of commercial, industrial, and residential developments.
- B. Consultant will perform services based on directives issued by the City. Consultant will not undertake any work, which will result in costs, expenses, or fees without written permission from the City. Consultant will not further subcontract or assign said work to any other individual or company without consent of the City.
- C. The City may require Consultant to provide additional services beyond the items described above. For such services, the rates and quantities will be negotiated between the City and Consultant. If approved by the City, a written work order will be provided.

COMPENSATION

- A. The City will compensate Consultant according to the fee schedule below.

Service Provided	Hourly Rate	Minimum Hours
Electronic Plan Review – Senior Civil Engineer (P.E.)	\$149	2
Electronic Plan Review – Associate Civil Engineer	\$109	2

- B. Consultant will provide monthly invoices, which will itemize all work performed and related charges for that work. The City will pay each such invoice within 30 days of receipt of each invoice. Consultant will provide an unconditional release for any and all amounts due upon receiving payment from the City. The City will contact Consultant not later than 5 days of receipt of any invoice which is in dispute.

TERM

- A.** This Agreement will take effect immediately upon signing by both parties and will renew annually unless terminated by either party.
- B.** This Agreement may be terminated by the City without cause by giving 30 days' written notice to the Consultant. If this Agreement is terminated by the City, Consultant will be compensated for such services up to the point of termination based on the work completed to such date. Consultant may terminate this agreement by providing the City with written notice, at least 60 days in advance of such termination. If this Agreement is terminated by the Consultant, the Consultant will be compensated for services up to the point of termination, based on the work completed to such date.
- C.** Consultant will perform the services under this Agreement in a skillful and competent manner and according to the standards observed by a competent practitioner of the work in which Consultant is engaged. Services provided pursuant to this Agreement will be provided in a substantial, first class, and workmanlike manner to conform to the standards of quality normally provided in the field.

INSURANCE

- A.** Consultant will neither work under this Agreement until it has obtained all insurance required hereunder from a company or companies rated A or better, nor will Consultant allow any additional Sub-Consultant to commence work for any part of this agreement until all insurance required of this Agreement (as outlined below) has been obtained.
- B.** Throughout the term of this Agreement, at Consultant's sole cost and expense, Consultant will keep, or cause to be kept, in full force and effect, for the mutual benefit of the City and Consultant the following insurance policies:
- General Liability Insurance – Providing protection of \$1,000,000 per occurrence / \$2,000,000 annual aggregate against claims and liabilities for personal injury, death, or property damage arising from Consultant's activities.
 - Professional Liability Insurance – Providing protection for at least \$2,000,000 per occurrence/annual aggregate against claims and liabilities of the Consultant.
 - Automobile Liability Insurance – Providing protection for at least \$1,000,000 combined single limit.
 - Worker's Compensation Insurance – In accordance with the provisions of the laws of the State of Georgia.

All insurance required by this Agreement will be carried only with responsible insurance companies licensed to do business in the State of Georgia. General and Auto Liability policies will name the City, its officers, agents and employees as additional insured.

INDEMNIFICATION

The Consultant shall defend, indemnify and hold harmless the City, its officers, directors, employees, and agents from and against all Claims, to the extent arising out of Consultant's negligence or willful misconduct in the performance of its obligations under this Agreement. The City shall defend, indemnify and hold harmless the Consultant, its officers, directors, employees and agents from and against all Claims, to the extent arising out of the City's negligence or

willful misconduct under this agreement. The City's indemnification shall extend only to the extent permissible under Georgia Law.

NONDISCRIMINATION BY CONSULTANT

Consultant represents and agrees that Consultant does not and will not discriminate against any sub-consultant, employee, or applicant for employment because of race, religion, color, gender, handicap, or national origin. Such nondiscrimination will include, but not be limited to, the following: employment, upgrading, promotion, demotion, transfers, recruitment, recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

OWNERSHIP OF DOCUMENTS

Consultant agrees that all original documents, plans, reports, and other materials developed during the course of providing the services specified in the Agreement will be the property of the City and will be provided by the Consultant to the City upon their completion.

CONSULTANT'S RECORDS

Consultant will keep records and invoices in connection with its work to be performed under this Agreement. Consultant will maintain complete and accurate records with respect to the costs incurred under this Agreement. All such records will be clearly identifiable. Consultant will allow a representative of the City during normal business hours to examine, audit, and make transcripts or copies of such records. Consultant will allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of five years from the date of final payment under this Agreement.

ENTIRE AGREEMENT

This Agreement supersedes any and all agreements, either oral or written, between the parties hereto, and contains all of the covenants and agreements between the parties with respect to rendering of services described herein. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made with regard to such services by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement, or promise regarding such services not contained in this Agreement will be valid or binding. Any modification of this Agreement will be effective only if it is in writing and signed by the party to be charged.

GOVERNING LAW AND VENUE

- A. This Agreement will be governed by and construed in accordance with the laws of the State of Georgia.
- B. Dawson County will be the venue for any legal proceedings, including mediation, arbitration, or court actions that are initiated regarding this Agreement.

BREACH OF AGREEMENT

If the Consultant defaults in the performance of any of the terms or conditions of this Agreement, it will have ten days after service upon it of written notice of such default in which to

cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City will have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity, or under this Agreement. The failure of the City to object to any default in the performance of the terms and conditions of this Agreement will not constitute a waiver of either that term or condition or any other term or condition of this Agreement.

ATTORNEY’S FEES

If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorney’s fees, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which that party may be entitled.

NON-SOLICITATION

During and for a period of six (6) months following termination of this Agreement, neither party shall directly or indirectly solicit for hire or engage any personnel (whether as employee, consultant or in any other capacity) of the other party with responsibilities related to this Agreement without prior written consent.

SEVERABILITY

If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

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

Charles Abbott Associates, Inc.
27201 Puerta Real, Suite 200
Mission Viejo, CA 92691

Date

Date

Print Name

Print Name

Signature

Signature

Title

Title



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7c

SUBJECT: APPROVE FY 2024-2025 AGREEMENT WITH DAWSON COUNTY CHAMBER OF COMMERCE

CITY COUNCIL MEETING DATE: 06/17/2024

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 AGREEMENT WITH THE DAWSON COUNTY CHAMBER OF COMMERCE FOR FY2025

HISTORY/ FACTS / ISSUES:

- **AGREEMENT UP FOR APPROVAL FOR FY 2024 – 2025**
- **CURRENT AGREEMENT EXPIRES 06/30/2024.**
- **BUDGETED AMOUNT CURRENTLY AT \$12,000 ANNUALLY (\$1,000 PER MONTH)**
- **AGREEMENT IN PLACE SINCE FY 2014-2015**

OPTIONS:

APPROVE, AMEND, DENY OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

City of Dawsonville and Chamber of Commerce Agreement

THIS AGREEMENT, made by and between the City of Dawsonville, Georgia, a Municipal Corporation, hereinafter termed the "City", and the Dawson County Chamber of Commerce and Office of Tourism Development, a non-profit corporation, hereinafter termed the "Chamber".

WITNESSETH

WHEREAS, the City is desirous of promoting the existing commercial and industrial businesses and tourism attractions located in the City and the desirability of disseminating information to said existing commercial and industrial businesses and tourism attractions, and of properly following up and giving consideration to inquiries for assistance to existing businesses and tourism attractions made from time to time relative to various promotional opportunities in said City; and

WHEREAS, the law of Georgia authorizes the expenditures of monies accruing to the General Fund of the City for such activities; and

WHEREAS, the Chamber is organized for and equipped to carry on the promotion of existing commercial and industrial businesses and tourism attractions on behalf of said City and to publicize and assist these businesses and attractions to their best advantages,

NOW, THEREFORE, in consideration of the premises and covenants and promises, hereinafter set forth, the parties hereto do hereby agree as follows:

1. The Chamber will undertake the following programs in implementation of the above promotional activities on behalf of the existing business and tourism community of the City as follows:

- a. To employ a competent staff to properly carry out this Agreement and other tasks and programs considered appropriate by the Chamber membership.
- b. To promptly give assistance relative to the existing business and attraction advantages and opportunities in the City, and to disseminate information by correspondence, media promotion and publicity, and personal contacts favorably advertising such advantages and opportunities of existing businesses and attractions.
- c. To plan, organize, find, coordinate, and implement educational programs, seminars, and activities for the purpose of assisting local businesses in maximizing productivity and profitability.
- d. To educate, promote, and inform the business community through the preparation of a Chamber Newsletter sent no less often than twice per month.

e. To provide input to the City on matters pertaining to the status of businesses and tourism within the City.

f. To help develop and promote programs designed to promote existing businesses and attractions within the City.

g. To provide welcome/new resident packets designed to acquaint all new residents with the City's business community and City private and government services.

h. To actively participate on City Committees.

2. That in consideration of the services provided herein, the City shall pay monthly to the Chamber the sum of \$1,000.00 for the term of this Agreement or any renewal thereof.

3. As further consideration for the covenant aforesaid of the City to pay said funds to the Chamber, the Chamber hereby covenants that it will not use its name or funds or permit or suffer its name or funds to be used, in connection with the election, nomination, support, publicity, endorsement, or appointment of any officer or employee of the City or of any other governmental agency. And, furthermore, the Chamber shall refrain from participation in the distribution of emails, written or oral communications, pamphlets or handbills of any kind favoring or opposing any candidate for election to any City office or to the office of any quasi-municipal agency of which the City area is a part.

4. The Chamber shall furnish periodic reports of its activities to the City which shall consist of the business and tourism promotion activities, publicity, business educational seminars, events, etc. scheduled for the next quarter and a review of previous accomplishments.

5. This Agreement supersedes all previous agreements between the City and the Chamber of Commerce. This Agreement is terminable by either party upon thirty (30) days prior written notice. Unless renewed by mutual execution, this agreement shall expire June 30, 2025.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their properly authorized officers on this 17th day of June 2024.

CITY OF DAWSONVILLE

CHAMBER OF COMMERCE

John Walden, Mayor

Mandy Power, President



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7d

SUBJECT: APPROVE AGREEMENT TO PARTICIPATE IN KROGER SETTLEMENT (OPIOID LITIGATION)

CITY COUNCIL MEETING DATE: 06/17/2024

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 TO PARTICIPATE IN KROGER SETTLEMENT REGARDING THE OPIOID LITIGATION

HISTORY/ FACTS / ISSUES:

ONGOING OPIOID LITIGATION

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Kevin Tallant, City Attorney

National Opioid Settlement: Kroger Co.

Dawsonville city, GA

Rubris Reference Number: CL-790934

***TO LOCAL POLITICAL SUBDIVISIONS:
THIS NOTICE CONTAINS IMPORTANT INFORMATION ABOUT A NEW
NATIONAL OPIOID SETTLEMENT.***

KROGER CO. SETTLEMENT OVERVIEW

A proposed nationwide settlement agreement (“Settlement”) has been reached that would resolve the legal claims of states and local political subdivisions against regional supermarket pharmacy Kroger Co. related to alleged misconduct related to opioids.

The Settlement requires Kroger Co. to pay over a billion dollars to abate the opioid epidemic. Of this amount, approximately \$1.2 billion will be used by participating states and subdivisions to remediate and abate the impacts of the opioid crisis. Depending on participation by states and subdivisions, the Settlement requires payments over eleven years after its effective date.

The Settlement also contains injunctive relief governing opioid dispensing practices and requires Kroger Co. to implement safeguards to prevent diversion of prescription opioids.

The proposed settlement has two key participation steps.

First, each eligible state decides whether to participate in each Settlement. A list of participating states for each settlement can be found at <https://nationalopioidsettlement.com>.

Second, eligible subdivisions within each participating state decide whether to participate in the Settlement. The more subdivisions that participate, the more funds flow to that state and its subdivisions. Any subdivision that does not participate cannot directly share in any of the settlement funds, even if the subdivision’s state is settling and other participating subdivisions are sharing in settlement funds. If the state does not participate, the subdivisions in that state are not eligible to participate in the Settlement.

WHO IS RUBRIS INC. AND WHAT IS THE IMPLEMENTATION ADMINISTRATOR?

The Settlement provides that an Implementation Administrator will provide notice and manage the collection of participation forms. Rubris Inc. is the Implementation Administrator for this new Settlement and was also retained for the prior national opioid settlements.

WHY IS YOUR SUBDIVISION RECEIVING THIS NOTICE?

Your state has elected to participate in the Settlement, and therefore your subdivision may participate in that Settlement. This notice is also sent directly to counsel for such subdivisions if the Implementation Administrator has their information.

If you are represented by an attorney with respect to opioid claims, please contact them. **Subdivisions can participate in the Settlement whether or not they filed a lawsuit or are represented.**

WHERE CAN YOU FIND MORE INFORMATION?

Detailed information about the Settlement, including each settlement agreement, may be found at: <https://nationalopioidsettlement.com>. This website also includes information about how the Settlement are being implemented in most states and how funds will be allocated within your state.

You are encouraged to review the settlement agreement terms and discuss the terms and benefits with your counsel, your Attorney General's Office, and other contacts within your state. Information and documents regarding the Settlement and your state allocation can be found on the settlement website at <https://nationalopioidsettlement.com>.

Your subdivision will need to decide whether to participate in the proposed Settlement, and subdivisions are encouraged to work through this process before the **August 12, 2024**, deadline.

HOW DO YOU PARTICIPATE IN THE SETTLEMENT?

The Settlement requires that you take affirmative steps to "opt in" to the Settlement.

In the next few weeks, you will receive documentation and instructions from the Implementation Administrator or, in some cases, your Attorney General's Office. In order to participate in a settlement, a subdivision must sign and return the required Participation Form.

Please add the following email addresses to your "safe" list so emails do not go to spam / junk folders: dse_na3@docusign.net and opioidsparticipation@rubris.com. Please monitor your email for the Participation Form and instructions.

All required documentation must be signed and returned on or before **August 12, 2024**.

EXHIBIT K

Subdivision Participation and Release Form

Governmental Entity: City of Dawsonville	State: Georgia
Authorized Official: Bob Bolz, City Manager	
Address 1: 415 Highway 53 East, Suite 100	
Address 2:	
City, State, Zip: Dawsonville, Georgia 30534	
Phone: 706-265-3256	
Email: citymanager@dawsonville-ga.gov	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated March 22, 2024 (“*Kroger Settlement*”), and acting through the undersigned authorized official, hereby elects to participate in the Kroger Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Kroger Settlement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Kroger Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at <https://nationalopiodsettlement.com/>.
3. The Governmental Entity agrees to the terms of the Kroger Settlement pertaining to Participating Subdivisions as defined therein.
4. By agreeing to the terms of the Kroger Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Kroger Settlement solely for the purposes provided therein.
6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity’s state where the Consent Judgment is filed for purposes limited to that court’s role as provided in, and for resolving disputes to the extent provided in, the Kroger Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel

as provided in, and for resolving disputes to the extent otherwise provided in, the Kroger Settlement.

7. The Governmental Entity has the right to enforce the Kroger Settlement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Kroger Settlement, including without limitation all provisions of Section XI (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Kroger Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Kroger Settlement shall be a complete bar to any Released Claim.
9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Kroger Settlement.
10. In connection with the releases provided for in the Kroger Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Kroger Settlement.

11. Nothing herein is intended to modify in any way the terms of the Kroger Settlement, to which Governmental Entity hereby agrees. To the extent this Participation and Release Form is interpreted differently from the Kroger Settlement in any respect, the Kroger Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature: _____

Name: Bob Bolz

Title: City Manager

Date: _____



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 06/17/2024

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO RECOGNIZE AND PRESENT EMPLOYEE RECOGNITION

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 9

SUBJECT: ZSP C2400113

CITY COUNCIL MEETING DATE: 06/17/2024

PURPOSE FOR REQUEST: **PUBLIC HEARING**

JIM CHAPMAN CONSTRUCTION GROUP HAS PETITIONED TO AMEND THE SITE PLAN; LOCATED AT 796 HWY 53 EAST AND 2120 PERIMETER ROAD (TMP 093 043; 093 044, 093 046, 093 047). PUBLIC HEARING DATES: PLANNING COMMISSION ON MONDAY, JUNE 10, 2024, AND CITY COUNCIL MONDAY, JUNE 17, 2024. CITY COUNCIL FOR A DECISION ON MONDAY, JULY 15, 2024.

HISTORY/ FACTS / ISSUES:

- (ANX C2200122) Annexation for TMP 093 046 approved on 10.17.2022
- (ZA C2200123) Rezoned for TMP 093 046 from R1- R6 with conditions on 10.17.2022:
 - 1) Installation of sanitary lines and sewer manholes up to Perimeter Road right-of-way for future sewer outfall service for TMPs 093 041, 093 063 and 093 033.
 - 2) The applicant will donate funds for future intersection improvements at Perimeter Road and Hwy 9 South. Funds in the amount of \$1,000.00 per unit shall be donated prior to each building permit approval. Funds shall be eligible for future impact fee credits if the City adopts said fees in the future.
 - 3) The applicant will donate funds for the future intersection improvements at Perimeter Road and Hwy 53 East. Funds in the amount of \$500.00 per unit shall be donated prior to each building permit approval. Funds shall be eligible for future impact fee credits if the City adopts said fees in the future. Condition warranted due to proposed right turn movement of 230 vehicles/day is 92% of 250 vehicles/day threshold. The study did not include future bypass road passenger and truck traffic.
 - 4) Condition warranted due to proposed left turn on Perimeter Road and development driveway #1. Condition warranted due to proposed left turn movement of 215 vehicles/day is 86% of 250 vehicles/day threshold. The study did not include future bypass road passenger and truck traffic. Sec 109.46 requires lane for safe operations.

OPTIONS: PUBLIC HEARING

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: Ron Haynie, Planning Director



CITY OF DAWSONVILLE

PLANNING STAFF REPORT

APPLICANT:Jim Chapman Construction Group

AMENDMENT #.....ZSP C2400113

REQUESTAmend the current Site Plan

CURRENT ZONINGR-6 Multiple-Family Residential District

SIZE.....+/- 33.98 Acres

LOCATION2120 Perimeter Road

TAX PARCEL093-047, 093 046, 093 -044, 093 043

PLANNING COMMISSION PUBLIC HEARING DATE ...Monday, June 10, 2024 – *Approved w/conditions*

CITY COUNCIL DATE PUBLIC HEARING DATE.....Monday June 17, 2024

APPLICANT PROPOSAL

The applicant is seeking to amend the current site plan to relocate residential units to make the development feasible without changing the number of approved units, entrance, or amenities.

SURROUNDING PROPERTIES

<i>Adjacent Land Uses</i>	<i>Existing zoning</i>	<i>Existing Use</i>
North	R-1	Residential
South	R-6	Multiple Family Residential t
East	HB & R-1	Commercial & Residential
West	PUD	Mixed Use / Residential

HISTORY

- ❖ (ANX 5-013) Annexation for TMP 093 043 approved on 01.09.2006
- ❖ (ANX 13-005 & ZA 07-13-227) Annexation and Rezoned for TMP 093 047 from County RSR to R1 approved on 09.09.2013
- ❖ (ANX 13-005 & ZA 07-13-226) Annexation and Rezoned for TMP 093 044 from County RSR to R1 approved

on 09.09.2013

- ❖ (ANX C2200122) Annexation for TMP 093 046 approved on 10.17.2022
- ❖ (ZA C2200123) Rezoned for TMP 093 046 from R1- R6 with conditions on 10.17.2022:
 - 1) Installation of sanitary lines and sewer manholes up to Perimeter Road right-of-way for future sewer outfall service for TMPs 093 041, 093 063 and 093 033.
 - 2) The applicant will donate funds for future intersection improvements at Perimeter Road and Hwy 9 South. Funds in the amount of \$1,000.00 per unit shall be donated prior to each building permit approval. Funds shall be eligible for future impact fee credits if the City adopts said fees in the future.
 - 3) The applicant will donate funds for the future intersection improvements at Perimeter Road and Hwy 53 East. Funds in the amount of \$500.00 per unit shall be donated prior to each building permit approval. Funds shall be eligible for future impact fee credits if the City adopts said fees in the future. Condition warranted due to proposed right turn movement of 230 vehicles/day is 92% of 250 vehicles/day threshold. The study did not include future bypass road passenger and truck traffic.
 - 4) Condition warranted due to proposed left turn on Perimeter Road and development driveway #1. Condition warranted due to proposed left turn movement of 215 vehicles/day is 86% of 250 vehicles/day threshold. The study did not include future bypass road passenger and truck traffic. Sec 109.46 requires lane for safe operations.

ANALYSIS

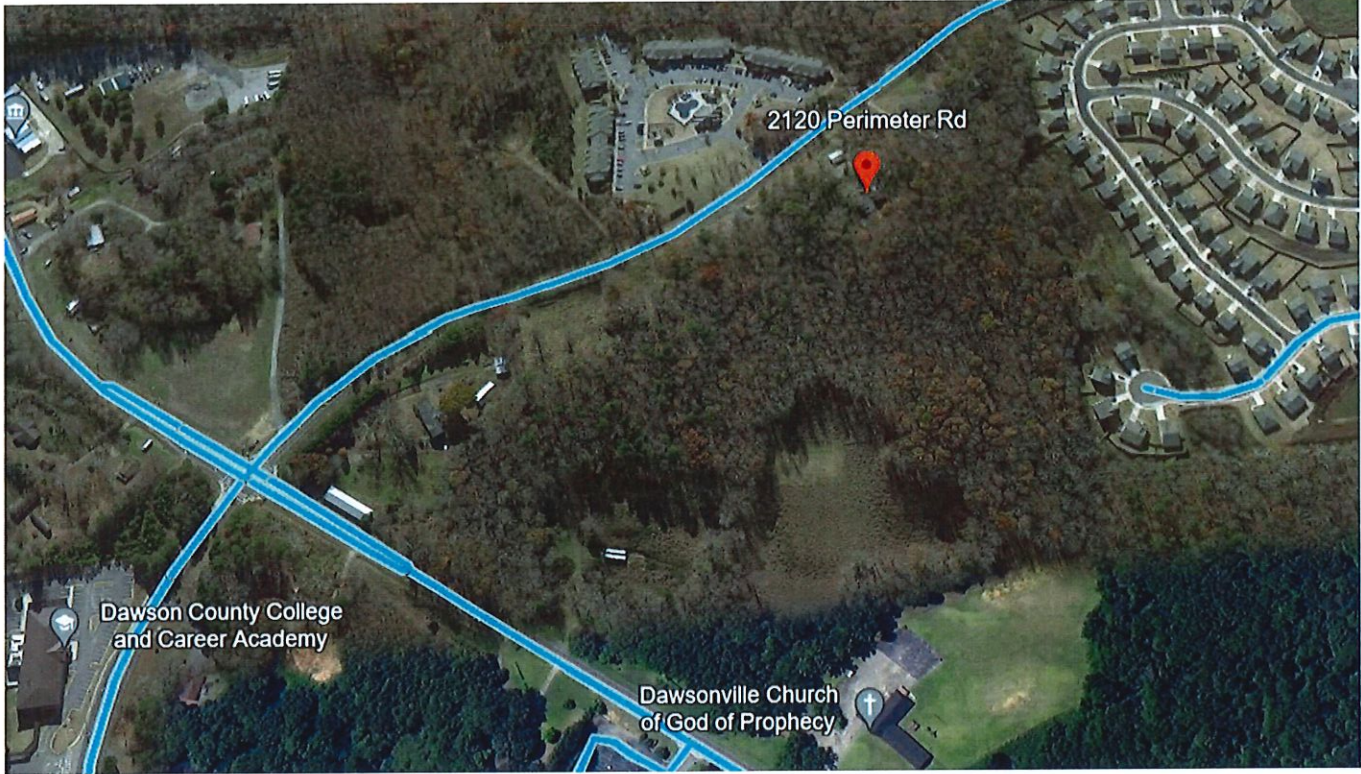
- The Planning Commission approved the amended site plan with conditions recommended by the Planning Department.
- 195 Single Family Homes
- Homes will range from 1,000 to 1,500 square feet, mixture of 2 to 3 bedrooms
- Clubhouse, Pool, and Dog Park
- 33.98 acres with a density of 5.74 units per acre

RECOMMENDATIONS

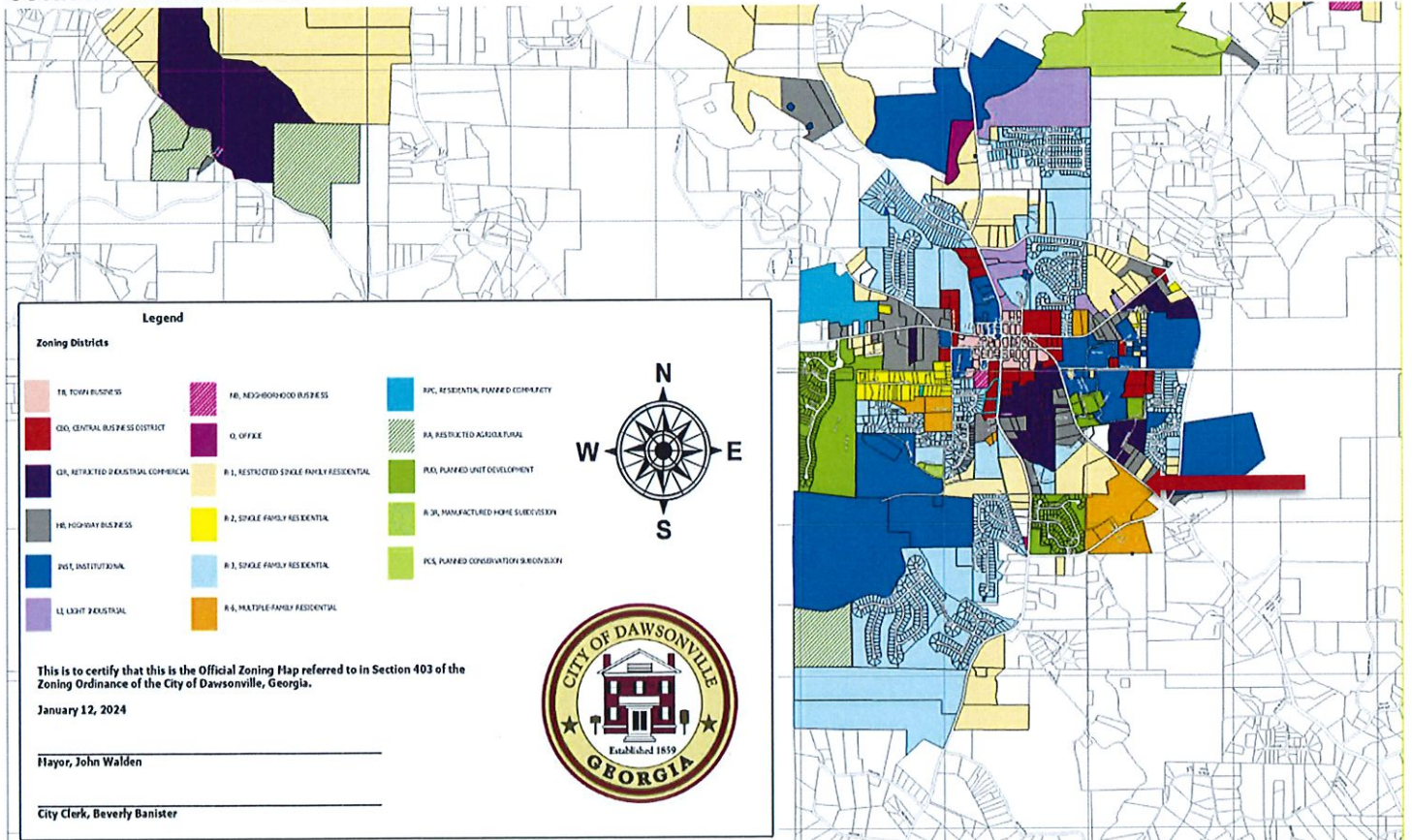
Staff recommends approval of the site plan with the following condition:

- 1) Approval of the subject concept plan is contingent upon additional required approvals from Environmental Protection Division (EPD) and the U.S. Army Corps of Engineers (USACoE).
- 2) Approval of this concept plan is not an approval of any variances excluded from this request or other code non-compliance. Engineered plans must demonstrate compliance with all relevant City or other applicable jurisdiction codes.

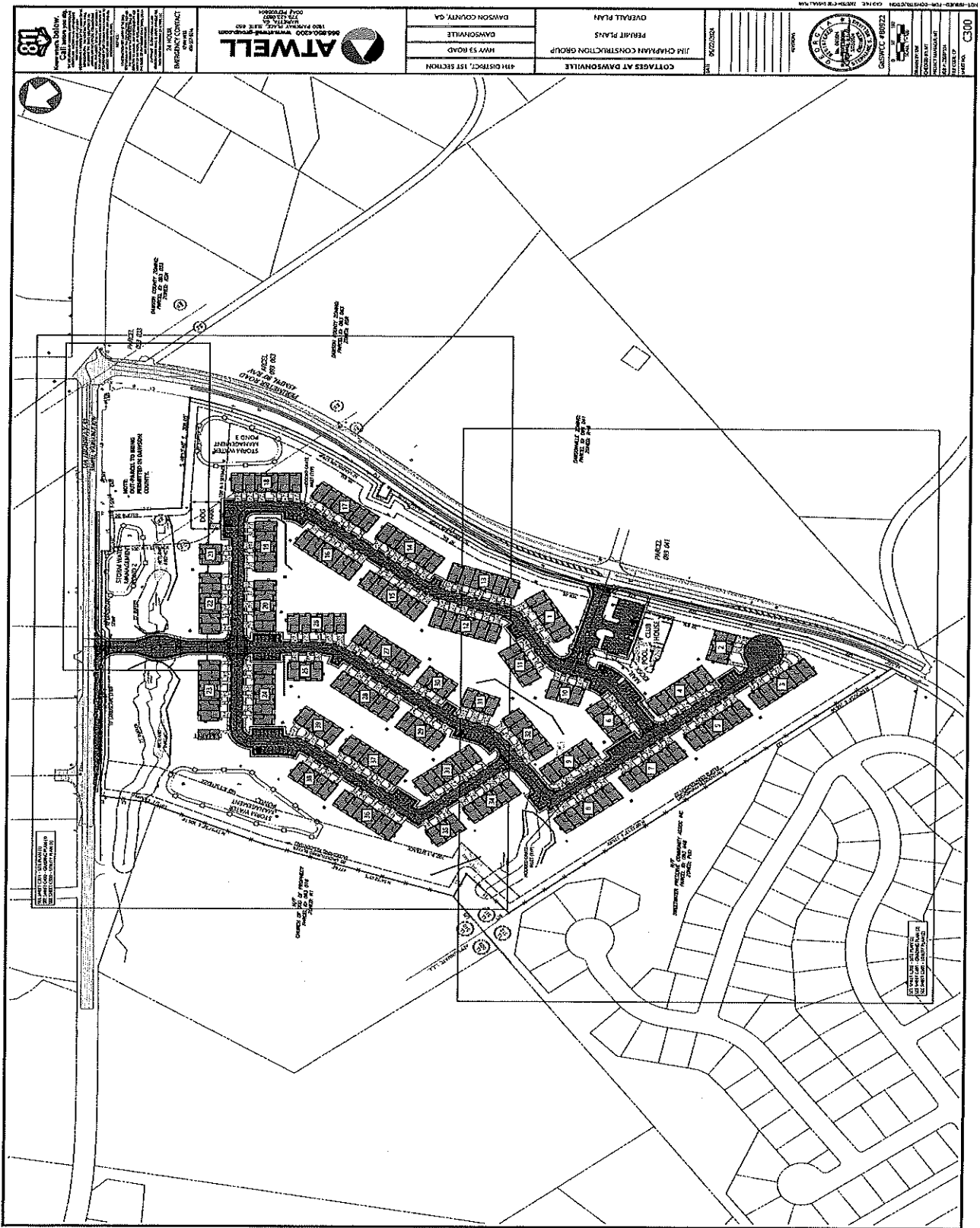
PICTURE OF PROPERTY



CURRENT ZONING MAP



SITE PLAN



NOT BEAR-108-C0300-0001 00-1-18 12:38:18 PM
COUNTY OF DAWSON
DAWSONVILLE
DAWSON COUNTY, GA
C300

PERMIT PLANS
JIM CHAPMAN CONSTRUCTION GROUP
414 DISTRICT, 1ST SECTION
DAWSONVILLE
DAWSON COUNTY, GA

ATWELL
ARCHITECTS
1500 PARKWAY, SUITE 400
DALLAS, TEXAS 75246
PHONE: 972.412.1234
WWW.ATWELLARCHITECTS.COM

118
CITY OF DAWSONVILLE
DAWSON COUNTY, GA

NOT BEAR-108-C0300-0001 00-1-18 12:38:18 PM



City of Dawsonville

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

**Zoning Amendment
Application**

Application#: ZSP C2400113

Applicant Name(s): Jim Chapman Construction Group

Address: 2700 Cumberland Parkway SE City: Atlanta Zip: 30339

Cell Phone: [REDACTED] Email: [REDACTED]

Signature(s) _____ Date _____

Property Address: 2120 Perimeter Road, Dawsonville, GA 30534

Directions to Property from City Hall: _____

Tax Map Parcel #: 093 047; 093-044; 093-046; 093-043 Current Zoning: R-6

Land Lot(s): LL 56 511 District: _____ Section: _____

Subdivision Name: _____ Lot# _____

Acres: 33.98 Current use of property: Single Family Residential

Has a past request of Rezone of this property been made before? Yes If yes, provide ZA# C2200123

The applicant request:

Rezoning to Zoning category: Amend Site Plan Conditional Use permit for: _____

Proposed use of property if rezoned: R-6

Residential # of lots proposed: _____ Minimum lot size proposed _____ (Include Conceptual Plan)

Amenity area proposed Yes, if yes, what _____

If Commercial: total building area proposed: _____ (Include Conceptual Plan)

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: _____ Type of Surface: _____

- ◆ 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.

Joseph H. [Signature]
Signature of Applicant

April 3, 2024
Date

Office Use Only	
Date Completed Application Rec'd: <u>04.18.2024</u>	Amount Paid: \$ _____ CK _____ Cash _____ CC _____
Date of Planning Commission Meeting: _____	Dates Advertised: _____
Date of City Council Meeting: _____	Rescheduled for next Meeting: _____
Date of City Council Meeting: _____	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date: _____

Property Owner Authorization

I / We Jim Chapman Construction Group hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 093-047; 093-044; 093-046; 093-047 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

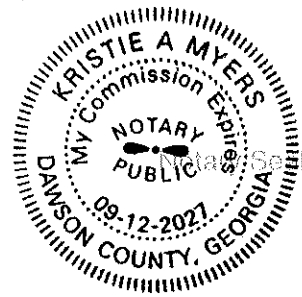
I hereby authorize the person(s), or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. 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 Joseph A. Homans, Attorney
Signature of Applicant or Agent [Signature] Date 04/03/2024
Mailing Address P.O.Box 477
City Dawsonville State GA Zip 30534

Sworn and subscribed before me on this
3rd day of April 2024

[Signature]
Notary Public, State of Georgia

My Commission Expires: 9-12-2027



**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 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:

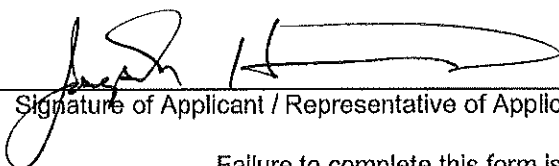
1. Name of local official to whom campaign contribution was made:

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

04/03/2024

Date


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

CITY OF DAWSONVILLE

Jim Chapman Construction Group submitted a proposed site plan with the application filed on April 3, 2024 and hereby submits the revised proposed site plan subject to the instant application to amend site plan.

This 11th day of April, 2024.

JOSEPH A. HOMANS, P.C.



Joseph A. Homans
Attorney for Jim Chapman Construction Group
Georgia State Bar No 364647

P.O.Box 477
Dawsonville, GA 30534
(706) 265- 3090



LETTER OF INTENT

Jim Chapman Construction Group (“Jim Chapman”) submits this letter of intent regarding an amended site plan.

The City approved the current site plan and zoning district on October 17, 2022. The proposed site plan amendment allows Jim Chapman Construction Group to proceed with the development consistent with the spirit and intent of the approved site plan.

Jim Chapman intends to amend the site plan to relocate residential units to make the development feasible without changing the number of approved units, entrances, or amenities.



CITY OF DAWSONVILLE

Jim Chapman Construction Group submitted a proposed site plan with the application filed on April 3, 2024 and a revised proposed site plan on April 11, 2024. City Staff provided the following comments after reviewing the application to amend the site plan and the revised proposed site plan:

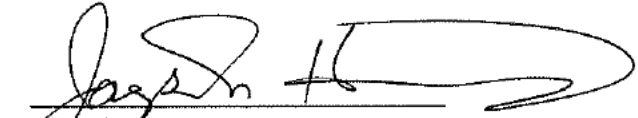
- 1) southwest portion of site (adjacent to Unit 3-01) private road terminates without turn-around (cul-de-sac);
- 2) private road providing access to Maintenance Building between Unit 2-01 and Unit 4-06 terminates without turn-around (cul-de-sac);
- 3) Unit 36-01 is depicted within the setback;
- 4) Units 09-01 through 09-05 are depicted within wetlands; and
- 5) sidewalks depicted without 2' beauty strip.

Jim Chapman Construction Group hereby submits the second revised site plan and this amendment with attachments to address Staff's comments.

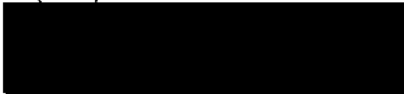
- 1) The second revised site plan depicts the Dead End Fire Apparatus Turnaround detail, which was designed in accord with the 2018 International Fire Code that applies pursuant to Section 102-19 of the City of Dawsonville Code; road sections of less than 150' do not require a turn-around (cul-de-sac). See "Exhibit A" attached hereto.
- 2) The second revised site plan depicts the private road providing access to the Maintenance Building as a driveway less than 150', and the Fire Code and City Code do not require a turn-around (cul-de-sac). See "Exhibit A" attached hereto.
- 3) The second revised site plan depicts Unit 36-01 outside the setback.
- 4) The second revised site plan removes the wetland designation. Jim Chapman Construction Group has filed preconstruction notification for the Group's nationwide permit with the Corps of Engineers to disturb the wetland area and cannot disturb the wetland area without approval from the Corps of Engineers and compliance with any permit issued for that purpose.
- 5) The City's former Planning Director approved the site plan with 5' sidewalks without the 2' beauty strip as shown by "Exhibit B", which includes the October 18, 2023 site plan that specifies "5.0 Conc. Sidewalk No Beauty Strip" and email communications that include approval of the October 18, 2023 site plan on November 1, 2023. Jim Chapman Construction Group revised the site plan thereafter for reasons unrelated to the sidewalks/beauty strip, but approval of the site plan without the beauty strip should be permitted based upon prior approval.

This 18th day of April, 2024.

JOSEPH A. HOMANS, P.C.


Joseph A. Homans
Attorney for Jim Chapman Construction Group
Georgia State Bar No 364647

P.O.Box 477
Dawsonville, GA 30534
(706) 265- 3090



Old Site Plan

RECEIVED
APR 03 2024



Call with below:
311-555-7273
311-555-7273
311-555-7273
EMERGENCY CONTACT

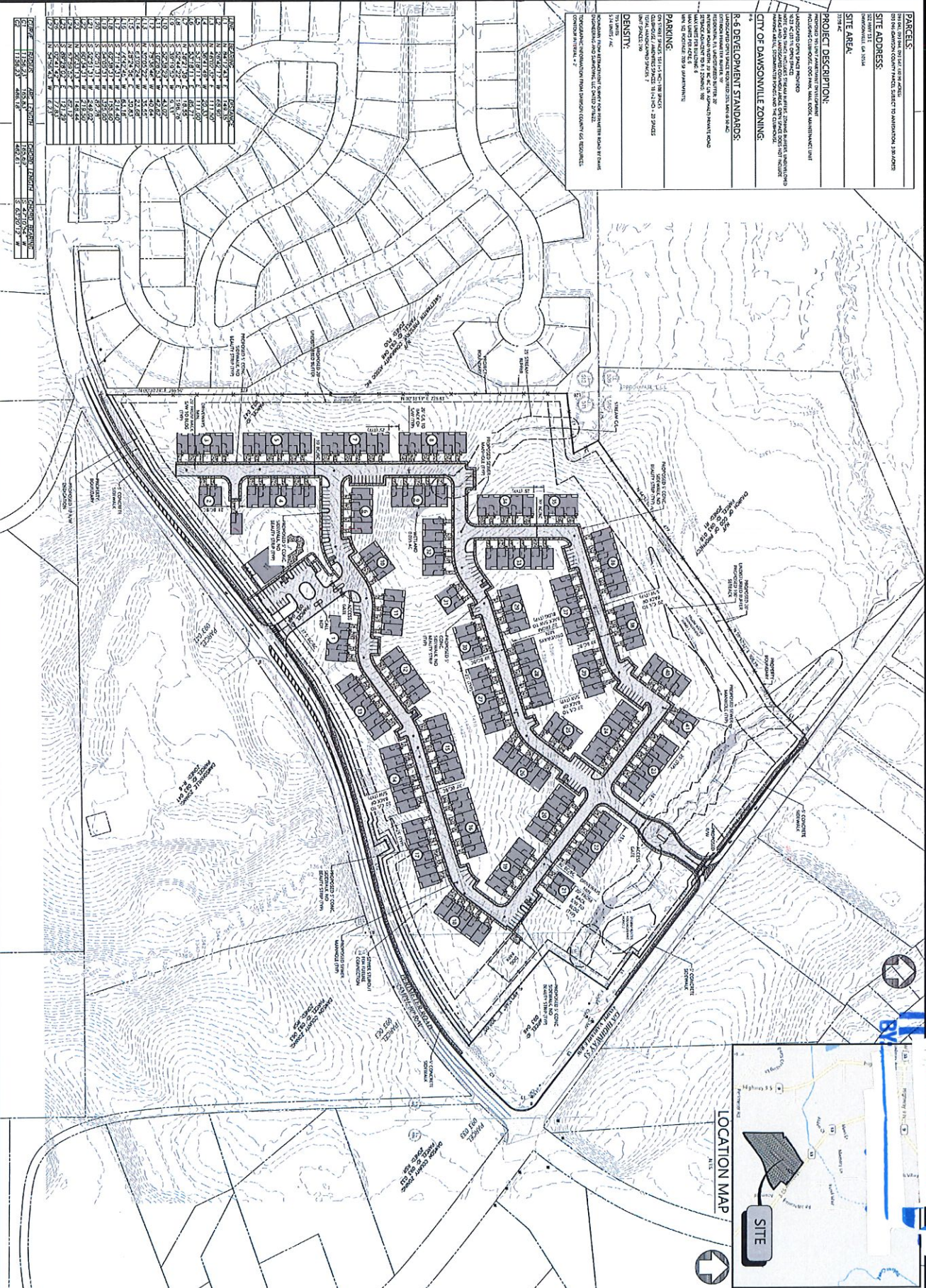
ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 650
BAINBRIDGE, GA 31507
770.433.0007
CON # REC000004

PERIMETER ROAD APARTMENTS
SECTION #, # #
HWY 53 ROAD
DAWSONVILLE
DAWSON COUNTY, GA

JIM CHAPMAN CONSTRUCTION GROUP
DATE: 02/17/2024

ZONING SITE PLAN

DATE:	02/17/2024
SCALE:	AS SHOWN
DRAWN BY:	MM
CHECKED BY:	MM
PROJECT NUMBER:	MM
DATE:	MM
SCALE:	MM
PROJECT:	MM
DATE:	MM
SCALE:	MM
PROJECT:	MM
DATE:	MM
SCALE:	MM
PROJECT:	MM
DATE:	MM
SCALE:	MM
PROJECT:	MM



NOT ISSUED FOR CONSTRUCTION CAD FILE 220734C28.ZONING SITE PLAN



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 10

SUBJECT: ZSP C2400125

CITY COUNCIL MEETING DATE: 06/17/2024

PURPOSE FOR REQUEST: **PUBLIC HEARING**

DAVIS ENGINEERING & SURVEYING HAS PETITIONED A ZONING AMENDMENT FOR TMP D03 014 AND 092B 011; LOCATED AT 401 HWY 9 NORTH FROM HB (HIGHWAY BUSINESS) AND LI (LIGHT INDUSTRIAL) TO R-6 (MULTIPLE-FAMILY RESIDENTIAL). PUBLIC HEARING DATES: PLANNING COMMISSION ON MONDAY, JUNE 10, 2024, AND CITY COUNCIL MONDAY, JUNE 17, 2024. CITY COUNCIL FOR A DECISION ON MONDAY, JULY 15, 2024.

HISTORY/ FACTS / ISSUES:

- Planning Commission approved the rezoning with the following conditions
 1. Install privacy fence along the property lines of lots 1-25
 2. Install privacy fence and a planted buffer along the adjacent property of TMP D03 015
 3. Install a planted buffer along Northwest LL 441
 4. Install brick and/or rock water table façade on the front of the townhomes
 5. Entrance monument shall be the same brick and/or rock material
 6. Townhomes shall be a minimum of 1,600 sq feet heated floor space
 - 25 two-story Townhomes
 - Minimum 2,100 square footage per unit with garage
 - 4.68 acres with density of 5.34 units with garage
 - The development will require a driveway permit through the Georgia Department of Transportation (GDOT)
-

OPTIONS: PUBLIC HEARING

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: Ron Haynie, Planning Director



CITY OF DAWSONVILLE

PLANNING STAFF REPORT

APPLICANT:Davis Engineering & Surveying
AMENDMENT #.....ZA C2400125
REQUESTRezoning request from Highway Business (HB) & Light Industrial (LI) to Residential Multiple-Family (R-6)
CURRENT ZONINGHighway Business (HB) & Light Industrial (LI)
SIZE.....+/- 4.68 acres
LOCATION401 Hwy 9 North
TAX PARCELD03 014 & 092B 011
PLANNING COMMISSION PUBLIC HEARING DATE...Monday, June 10, 2024 – *Approved w/conditions*
CITY COUNCIL DATE PUBLIC HEARING DATE.....Monday June 17, 2024

APPLICANT PROPOSAL

The applicant is seeking a rezoning request from Highway Business (HB) and Light Industrial (LI) to Residential Multiple-Family (R-6). The proposed development will consist of two-story townhomes with garages. The conceptual plan includes 25 lots.

SURROUNDING PROPERTIES

<i>Adjacent Land Uses</i>	<i>Existing zoning</i>	<i>Existing Use</i>
North	R-3	Single Family Residential
South	INST & HB	Institutional & Commercial
East	HB & R-1	Commercial & Residential
West	R-6	Multiple-Family Residential

HISTORY

This 4.68-acre site is currently developed with one dwelling that is vacant for several years and will be demolished, while the remaining property is undeveloped. Parcels to the North and Northwest are zoned R-3 Single-Family Residential and parcel to the Southwest is zoned R-6 Residential Multiple-Family and is currently being developed with townhomes. Parcels to the Southeast are zoned Highway Business (HB) with existing residences.

ANALYSIS

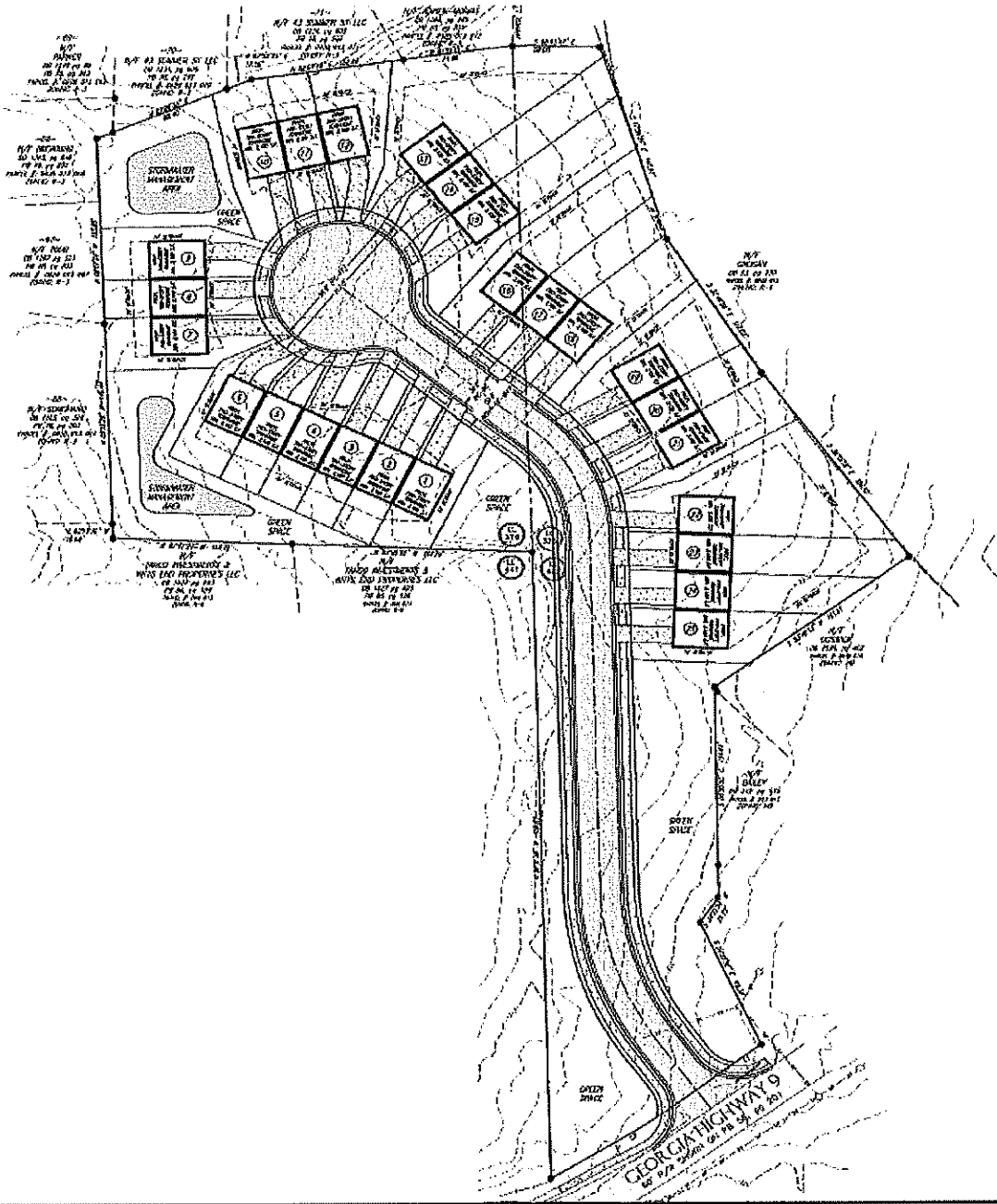
- The Planning Commission approved the rezoning to R-6 Multiple-Family with the conditions recommended by the Planning Department.
- 25 two-story Townhomes
- Minimum 2,100 square footage per unit with garage
- 4.68 acres with a density of 5.34 units per acre
- The development will require a driveway permit through the Georgia Department of Transportation (GDOT).

RECOMMENDATIONS

Should the Planning Commission choose to grant the R-6 rezoning for this project, the following conditions are recommended by the Planning Department:

1. Install privacy fence along the property lines of lots 1 – 25
2. Install privacy fence and a planted buffer along TMP D03 015
3. Install a planted buffer along Northwest LL 441
4. Install brick and/or rock water table façade on the front of the townhomes
5. Entrance monument shall be the same brick and/or rock material
6. Townhomes shall be a minimum of 1,600 sq feet heated floor space

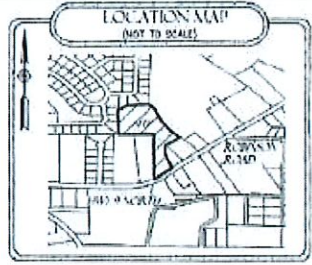
SITE PLAN



3

-LEGEND-

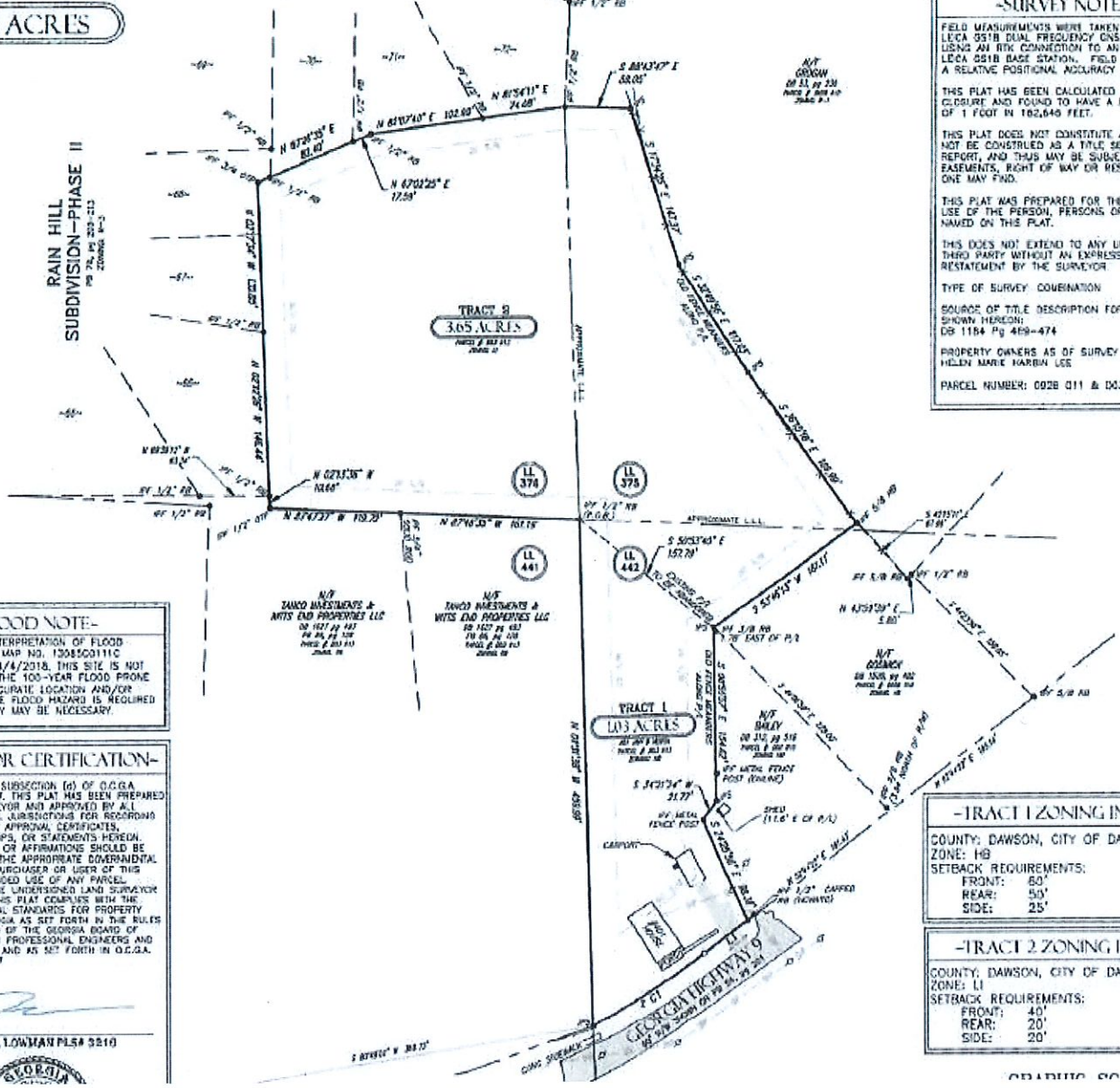
○ CALCULATED POSITION	RR REAR
● IRON PIN FOUND/NOT FOUND (PP/FN)	SR SOLID ROD
○ MONUMENT	SR TIE-UP CONTROL
○ CENTERLINE	DCS DITCH CONTROL
○ DUMPED TOP PIPE	CPP CORRUGATED PLASTIC PIPE
○ SET POINT	D DRAIN INLET
○ NEW OR FORMERLY	D DRAIN SILEY
○ OPEN TOP PIPE	○ JANUARY 2004
○ PLAT BOOK	○ MOBILE (2004)
○ PAVE	○ WHEEL
○ PROPERTY LINE	○ CLEANOUT
○ TELEPHONE POLE (TP)	(ALL PS ARE 1/2" RD "CAPPED" UNLESS OTHERWISE LABELED)
○ FIRE HYDRANT (FH)	○ ADJACENT
○ WATER METER (WM)	--- LAND LOT LINE (L.L.)
○ WATER MAIN (WM)	--- RIGHT OF WAY (R/W)
○ POWER BOX (PB)	--- FENCE
○ POWER POLE (PP)	--- DITCHHEAD POWER



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TOTAL AREA
4.68 ACRES

RAIN HILL SUBDIVISION - PHASE II
PL 70, PG 203-213
ZONING: H3



-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA 0318 DUAL FREQUENCY GNSS RECEIVER, USING AN RMC CONNECTION TO AN ON SITE LEICA 0218 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1".

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 102,640 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNLIMITED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: COVENANT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 1184 PG 469-474

PROPERTY OWNERS AS OF SURVEY DATE:
HELEN MARIE HARRIN LEE

PARCEL NUMBER: 002B 011 & 103 014

-FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 1308500111C EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED, A DETAILED STUDY MAY BE NECESSARY.

-SURVEYOR CERTIFICATION-

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

RUSTY L. LOWMAN PLS# 3210

-TRACT 1 ZONING INFO-

COUNTY: DAWSON, CITY OF DAWSONVILLE
ZONE: H3
SETBACK REQUIREMENTS:
FRONT: 60'
REAR: 50'
SIDE: 25'

-TRACT 2 ZONING INFO-

COUNTY: DAWSON, CITY OF DAWSONVILLE
ZONE: L1
SETBACK REQUIREMENTS:
FRONT: 40'
REAR: 20'
SIDE: 20'

CONCEPT DRAWING

**401 HWY 9 NORTH
BUILDING A
(SLAB)
LOT 19 / LOT 20/ LOT 21**



**DAVID
PATTERSON
HOMES**

© 2021 A. VILELA ARCHITECTS

**PROJECT NAME:
401 HWY 9 NORTH
3-PLEX
LOT 19/LOT 20/LOT 21**

REVIEWS:

NO.	DATE	DESCRIPTION
1	03/10/21	2 PLE. A. VILELA

PROJECT NO.	
DATE	03/10/21
CHECKED BY	CAD TWO HLA
DRAWN BY	

COVER SHEET

C.1



DRAWING INDEX

- C.1 - COVER SHEET
- A.10 - PERIMETER PLAN
- A.11 - SLAB PLAN
- A.12 - FIRST FLOOR PLAN - FURNITURE
- A.13 - SECOND FLOOR PLAN - FURNITURE
- A.14 - R/C/F PLAN
- A.15 - ELEVATIONS
- A.16 - ELEVATIONS
- A.17 - SECTIONS
- U.10 - LOT 19 - SQUARE FOOTAGE
- U.11 - LOT 19 - FRAMING PLAN
- U.12 - LOT 19 - ELECTRICAL PLAN
- U.20 - LOT 20 - SQUARE FOOTAGE
- U.21 - LOT 20 - FRAMING PLAN
- U.22 - LOT 20 - ELECTRICAL PLAN
- U.21 - LOT 21 - SQUARE FOOTAGE
- U.21 - LOT 21 - FRAMING PLAN
- U.22 - LOT 21 - ELECTRICAL PLAN

TOTAL OF SHEETS: 8

CURRENT CODES

INTERNATIONAL BUILDING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
INTERNATIONAL PLUMBING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
INTERNATIONAL MECHANICAL CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
INTERNATIONAL FIRE AND SAFETY CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
INTERNATIONAL FIRE CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS
INTERNATIONAL GREENING, PLANT AND SOIL CODE - 2018 WITH 2020 GEORGIA STATE AMENDMENTS
NFPA 70 NATIONAL ELECTRICAL CODE - 2017 EDITION

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
STANDPIPES: NO
FIRE DISTRICT: NO
BUILDING HEIGHT:
STORIES: 2
FLOOD HAZARD: NO

PROJECT INFO

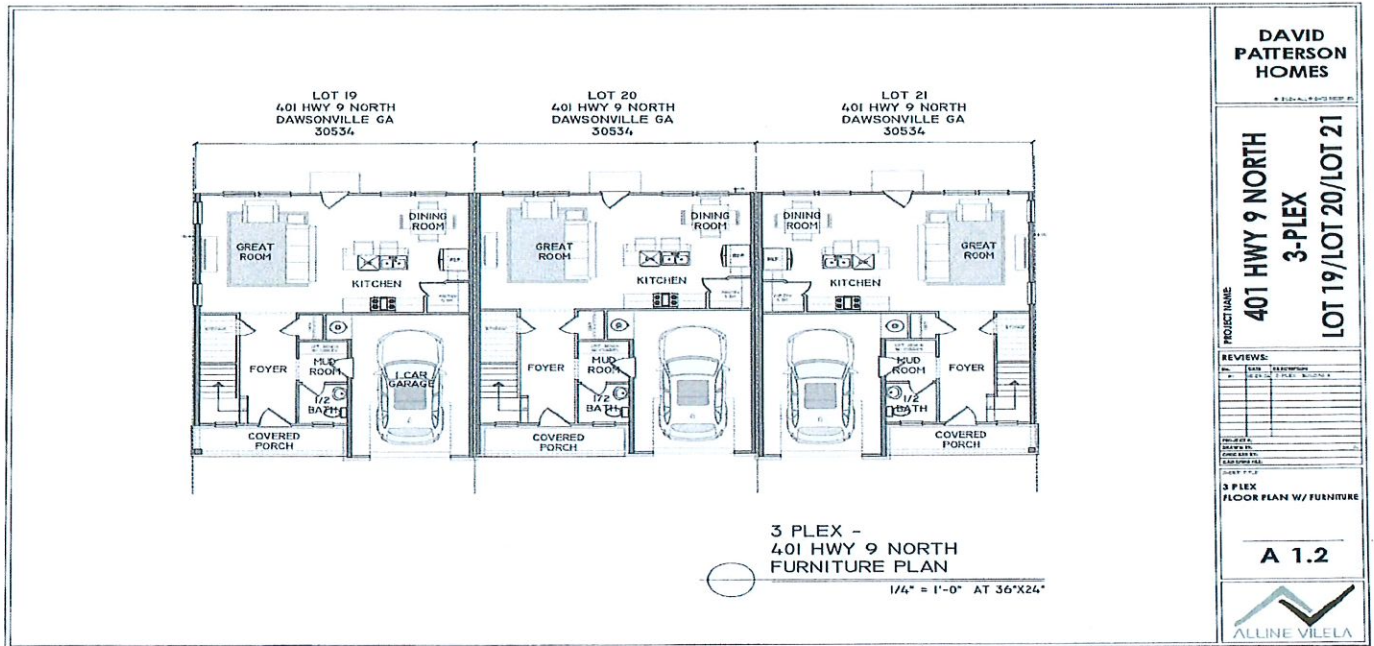
TOWNHOME RESIDENTIAL PROJECT
NAME OF PROJECT: 401 HWY 9 NORTH - BUILDING A

ADDRESSES:
LOT-19:
LOT-20:
LOT-21:

PROPOSED USE: TOWNHOME DWELLINGS
OWNER: PRIVATE
CODE ENFORCEMENT JURISDICTION:

BUILDER:

CONTACT: DAVID PATTERSON HOMES
PHONE:
EMAIL:



DAVID PATTERSON HOMES

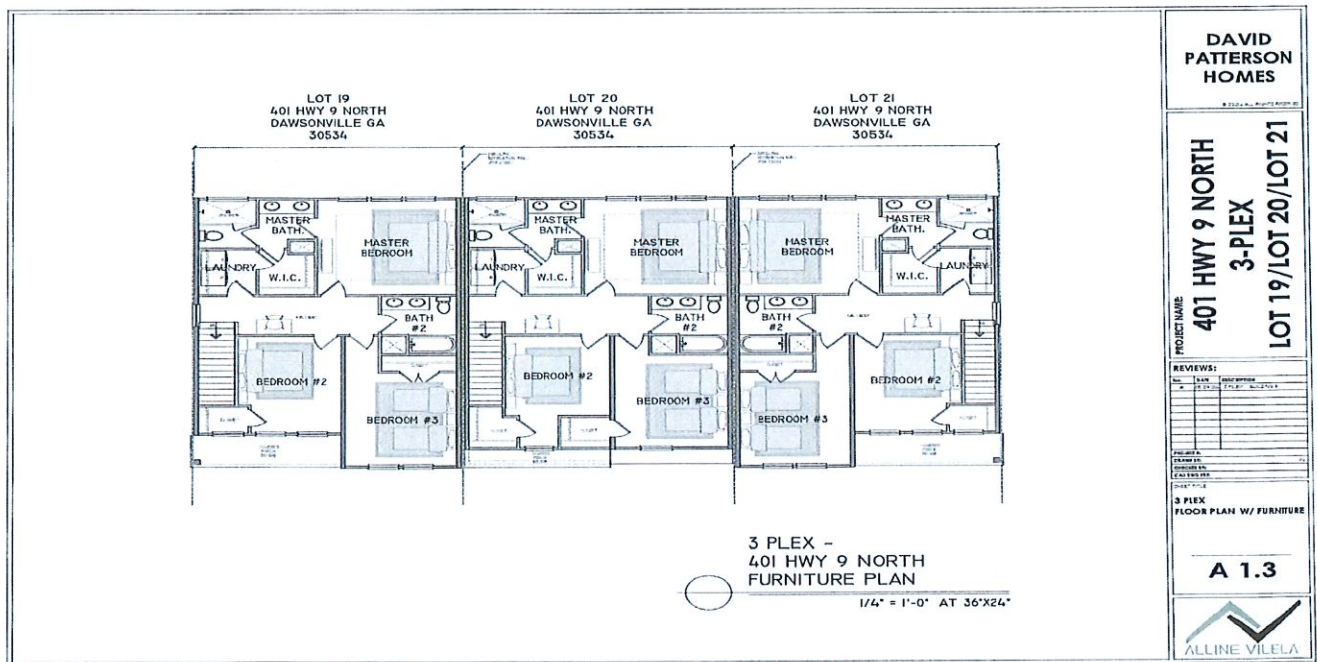
PROJECT NAME
401 HWY 9 NORTH
3-PLEX
LOT 19/LOT 20/LOT 21

REVIEWS:

NO.	DATE	DESCRIPTION

PROJECT NO.
 DRAWN BY
 CHECKED BY
 DATE P.L.T.

3 PLEX
FLOOR PLAN W/ FURNITURE
A 1.2



DAVID PATTERSON HOMES

PROJECT NAME
401 HWY 9 NORTH
3-PLEX
LOT 19/LOT 20/LOT 21

REVIEWS:

NO.	DATE	DESCRIPTION

PROJECT NO.
 DRAWN BY
 CHECKED BY
 DATE P.L.T.

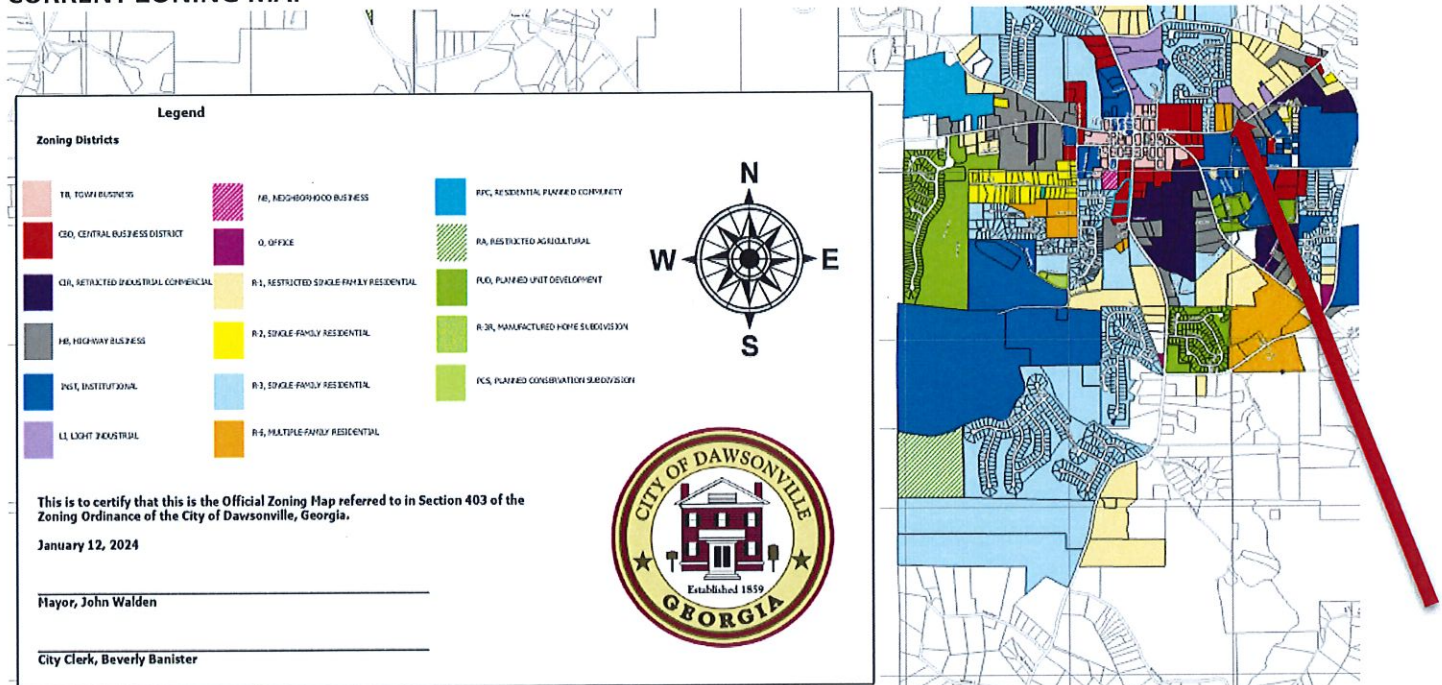
3 PLEX
FLOOR PLAN W/ FURNITURE
A 1.3



PICTURE OF PROPERTY



CURRENT ZONING MAP





City of Dawsonville

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

**Zoning Amendment
Application**

Application#: 2A - C2400125

Applicant Name(s): Davis Engineering & Surveying

Address: 24 Dawson Village Way South City: Dawsonville Zip: 30534

Cell Phone: [REDACTED] Email: [REDACTED]

Signature(s) Rachel Burton Date 5/8/2024

Property Address: 401 Hwy 9 North

Directions to Property from City Hall: From City Hall take Hwy 53 W, right onto Hwy 9 N. Subject property will be on your left.

Tax Map Parcel #: D03-014 & 092B-011 Current Zoning: HB & LI

Land Lot(s): 376, 375, 442 District: 4th Section: 1st

Subdivision Name: _____ Lot# 28 max.

Acres: 4.68 Current use of property: Residential and undeveloped

Has a past request of Rezone of this property been made before? _____ If yes, provide ZA# _____

The applicant request:

Rezoning to Zoning category: R-6 MFR Conditional Use permit for: _____

Proposed use of property if rezoned: Townhouse Development

Residential # of lots proposed: 28 max. Minimum lot size proposed 28'x100' (Include Conceptual Plan)

Amenity area proposed No, if yes, what _____

If Commercial: total building area proposed: _____ (Include Conceptual Plan)

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: Hwy. 9 Type of Surface: Asphalt

- ◆ 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.

Rachel Burton
Signature of Applicant

5-8-24
Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ CK Cash CC
Date of Planning Commission Meeting:	Dates Advertised:
Date of City Council Meeting:	Rescheduled for next Meeting:
Date of City Council Meeting:	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

RECEIVED
MAY 08 2024
Stt
revised 01.31.2023

Property Owner Authorization

I / We Rex & Gravit hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 401 Hwy. 9 N., TMPs D03-014 & 092B-011 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 Rex & Gravit
Signature of Applicant or Agent Rex & Gravit Date 5-8-24
Mailing Address 2415 State Bain Rd Suite 103
City Cumming State Ga Zip 30040

Sworn and subscribed before me on this

8th day of May 2024

Jessica Claire Pearson
Notary Public, State of Georgia

My Commission Expires: 1/19/2027



Notary Seal

Property Owner Authorization

I / We Kevir K Tanner hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 401 Hwy. 9 N., TMPs D03-014 & 092B-011 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 _____ Kevir K Tanner
Signature of Applicant or Agent Kevir K Tanner Date 5-8-24
Mailing Address Po Box 1885 Dawsonville Ga 30534
City _____ State _____ Zip _____

Sworn and subscribed before me on this
8th day of May 2024

Jessica Claire Pearson
Notary Public, State of Georgia

My Commission Expires: 1/19/2027





DAVIS ENGINEERING
& SURVEYING

Est. 2009

CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

May 8, 2024

City of Dawsonville Planning & Zoning Department
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

RE: Letter of Intent – Rezoning Application for TMPs D03-014 and 092B-011

To whom it may concern:

Davis Engineering & Surveying has prepared the enclosed plan for Tanco Investments, LLC. This project is located off Highway 9 North within the City of Dawsonville parcels D03-014 and 092B-011. This 4.68 acre site is currently developed with one residence that is proposed to be demolished while the remainder of the property is undeveloped. The proposed development consists of the construction of two-story townhomes (min. 2,100 S.F./unit) with garages and concrete driveways. The development will have an asphalt road, concrete sidewalks, necessary stormwater management ponds, and landscaping to meet City ordinance requirements.

The current zoning for these parcels is Highway Business and Light Industrial. The rezoning request is for Residential Multi-family (R-6). The proposed density requested for this development is 6 units/acre per the zoning district. The conceptual plan includes 25 lots, however potential reconfiguring during the construction document phase could allow for additional lots. The development will require a driveway permit through the Georgia Department of Transportation.

The parcels to the north and northwest are zoned R-3 Single Family Residential and have residential homes. The parcels to the southwest are zoned R-6 Residential Multi-family with a proposed townhome development under construction. The parcel to the northeast is zoned R-1 Restricted Single Family Residential and has an existing residence on the property. The parcels to the southeast are zoned HB Highway Business with existing residences on the parcels as well.

The 2023 Dawsonville Comprehensive Plan shows the subject property as Residential (092B-011) and Gateway Corridors (D03-014).

Water, sanitary sewer, gas, and electricity providers are currently available to the subject property. The impact to the existing utilities will be consistent with the area.

If you have any questions regarding this project, please contact our office at 706-265-1234.

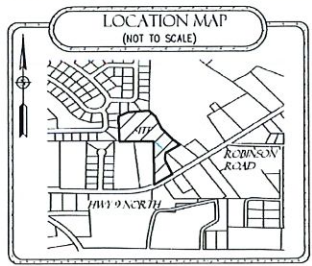
Thank you,

Rachel Burton, PLA

Davis Engineering & Surveying, LLC | 24 Dawson Village Way S | Dawsonville, GA 30534
Ph: 706.265.1234 | Web: www.DavisEngineers.com

-LEGEND-

- CALCULATED POSITION
- IRON PIN FOUND/SET (PF/IPS)
- ⊗ MONUMENT
- C/L CENTERLINE
- C/P CRIMPED TOP PIPE
- DR DEED BOOK
- N/W OR FORWELLY
- O/P OPEN TOP PIPE
- P/B PLAT BOOK
- P/G PAGE
- P/L PROPERTY LINE
- ⊗ TELEPHONE PED. (T.P.)
- ⊗ FIRE HYDRANT (FH)
- WATER METER (WM)
- ⊗ WATER VALVE (WV)
- ⊗ POWER BOX (PBX)
- ⊗ POWER POLE (PP)
- RB REBAR
- SR SOLID ROD
- STRUCTURE
- OCB OUTLET CONTROL
- CPP CORRUGATED PLASTIC
- PIPE
- GI GRATE INLET
- DI DROP INLET
- SANITARY SEWER MANHOLE (SSMH)
- CLEAFOUT
- ⊗ LIGHTPOLE
- (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
- ADJONER
- LAND LOT LINE (L.L.L.)
- RIGHT OF WAY (R/W)
- FENCE
- OVERHEAD POWER



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TOTAL AREA
4.68 ACRES

RAIN HILL SUBDIVISION—PHASE II
PB 78, pg 203-213
ZONING: R-3

RAIN HILL SUBDIVISION—PHASE II
PB 78, pg 203-213
ZONING: R-3

TRACT 2
3.65 ACRES

TRACT 1
1.03 ACRES

-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA CS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1".

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 162,646 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: COMBINATION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 1184 Pg 469-474

PROPERTY OWNERS AS OF SURVEY DATE:
HELEN MARIE HARBIN LEE

PARCEL NUMBER: 092B 011 & D03 014

-FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 130850011C EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

-SURVEYOR CERTIFICATION-

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

DUSTY L. LOWMAN PLS# 3216



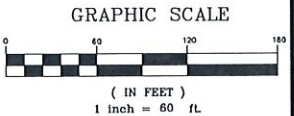
NOTE: THE PURPOSE OF THIS SURVEY IS TO COMBINE PARCEL # D03-014 & PARCEL # 092B-011 INTO A SINGLE TAX PARCEL

-TRACT 1 ZONING INFO-

COUNTY: DAWSON, CITY OF DAWSONVILLE
ZONE: HB
SETBACK REQUIREMENTS:
FRONT: 60'
REAR: 50'
SIDE: 25'

-TRACT 2 ZONING INFO-

COUNTY: DAWSON, CITY OF DAWSONVILLE
ZONE: LI
SETBACK REQUIREMENTS:
FRONT: 40'
REAR: 20'
SIDE: 20'



LINK	BEARING	DISTANCE		
LL1	S 27°39'04" W	56.13		
CHORD	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	93.678	121.90	S 36°15'50" W	121.82

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SHEET NO.
1 OF 1

PROJECT NO.
24-121

DRAWN BY: JCM
FIELD CREW: JCM
PLAT DATE: 5/8/24
FIELD DATE: 03/18/24
FILE: 24-121 R

MINOR PLAT FOR:
KEVIN TANNER
LAND LOT 375, 376 & 442
4th DISTRICT, 1st SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

LOCATION MAP
 N. 1200' 0" E. 0.5000 ACRES
 R1779/AN/12
 R1779/AN/12
 R1779/AN/12

SITE ADDRESS
 461 HWY 9 NORTH
 DAWSONVILLE, GA 30534

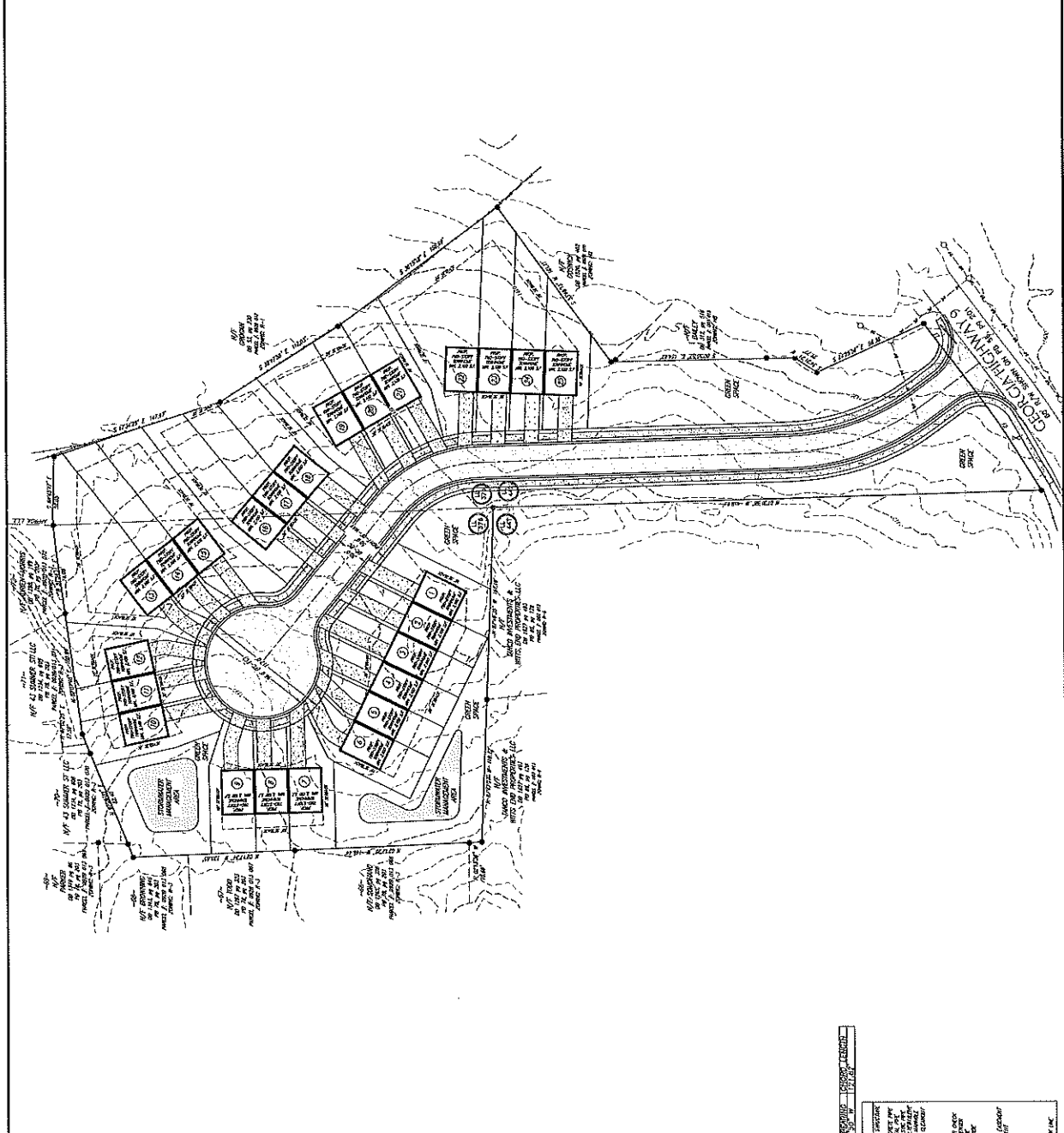
PARCEL ID
 D93-914 & 92B-011

OWNERS
 TANCO INVESTMENTS LLC
 PO BOX 1885
 DAWSONVILLE, GA 30534

24-HOUR CONTACT
 KEVIN TAMMIE
 (678) 776-8049
 kevintammie@gmail.com

GRAPHIC SCALE
 1 inch = 40 feet

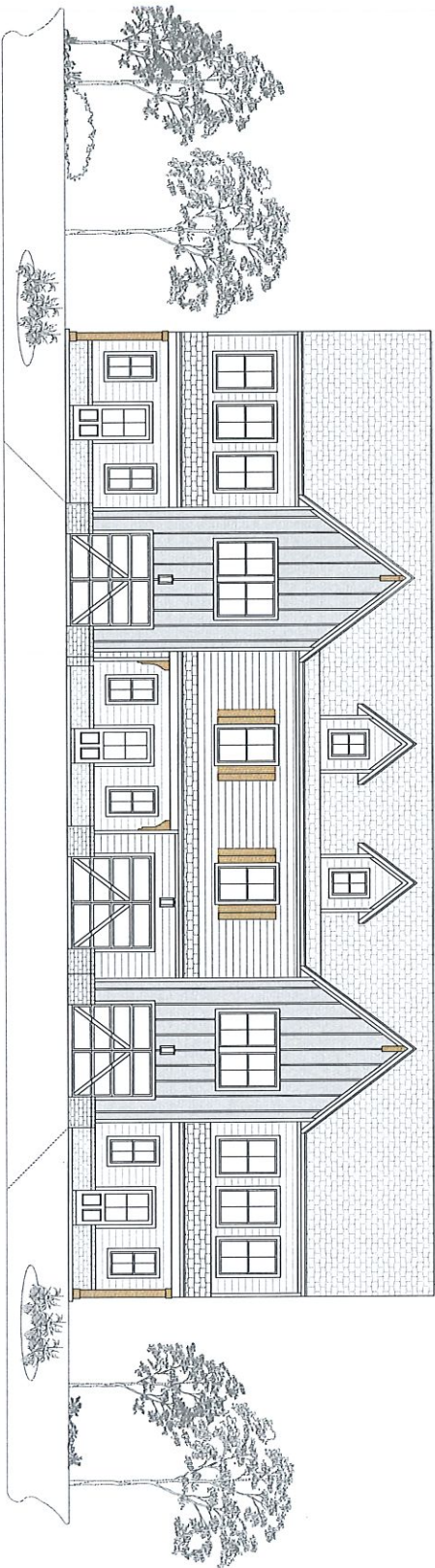
GRID NORTH (FOR WEST ZONE)



GENERAL NOTES:

- ALL NOTES AND DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- EXISTING CONDITIONS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL CONDITIONS ON THE GROUND.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND AS-BUILT DRAWINGS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS AND AS-BUILT DRAWINGS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AUTHORITY HAVING JURISDICTION.

**401 HWY 9 NORTH
BUILDING A
(SLAB)
LOT 19 / LOT 20/ LOT 21**



DRAWING INDEX

- C.1 - COVER SHEET
- A.1.0 - PERIMETER PLAN
- A.1.1 - SLAB FLOOR PLAN - FURNITURE
- A.1.2 - SECOND FLOOR PLAN - FURNITURE
- A.1.3 - ROOF PLAN
- A.1.4 - ROOF PLAN
- A.1.5 - ELEVATIONS
- A.1.6 - ELEVATIONS
- A.1.7 - SECTIONS
- U.1.0 - LOT 19 - SQUARE FOOTAGE
- U.1.1 - LOT 19 - FLOOR PLAN
- U.1.2 - LOT 19 - ELECTRICAL PLAN
- U.1.3 - LOT 20 - SQUARE FOOTAGE
- U.1.4 - LOT 20 - FLOOR PLAN
- U.1.5 - LOT 20 - ELECTRICAL PLAN
- U.1.6 - LOT 21 - SQUARE FOOTAGE
- U.1.7 - LOT 21 - FLOOR PLAN
- U.1.8 - LOT 21 - ELECTRICAL PLAN

TOTAL OF SHEETS: 18

CURRENT CODES

INTERNATIONAL Building Code - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Residential Code from One & Two Family Dwellings - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Plumbing Code - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Fire Code - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Fuel Gas Code - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Energy Conservation Code - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Mechanical Code - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Fire Code - 2018 Edition with 2020 Georgia State Amendments
 NFPA National Electrical Code - 2017 Edition

BUILDING DATA

CONSTRUCTION TYPE: V-8
 SPRINKLERS: NO
 STANDPIPES: NO
 FIRE DISTRICT: NO
 BUILDING HEIGHT: 2
 STORIES: 2
 FLOOD HAZARD: NO

PROJECT INFO

TOWNHOME RESIDENTIAL PROJECT
 NAME OF PROJECT: 401 HWY 9 NORTH - BUILDING A
 ADDRESSES:
 LOT-19:
 LOT-20:
 LOT-21:
 PROPOSED USE: TOWNHOME DWELLINGS
 OWNER: PRIVATE
 CODE ENFORCEMENT JURISDICTION:
 BUILDER:
 CONTACT: DAVID PATTERSON HOMES
 PHONE:
 EMAIL:

**DAVID
PATTERSON
HOMES**

PROJECT NAME:
**401 HWY 9 NORTH
3-PLEX
LOT 19/LOT 20/LOT 21**

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REVIEWS:

NO.	DATE	DESCRIPTION
1	02/20/21	3-PLEX - BUILDING A

PROJECT NO.	
DATE	
DESIGNED BY	
CAD DWG FILE	
SHEET TITLE	
COVER SHEET	

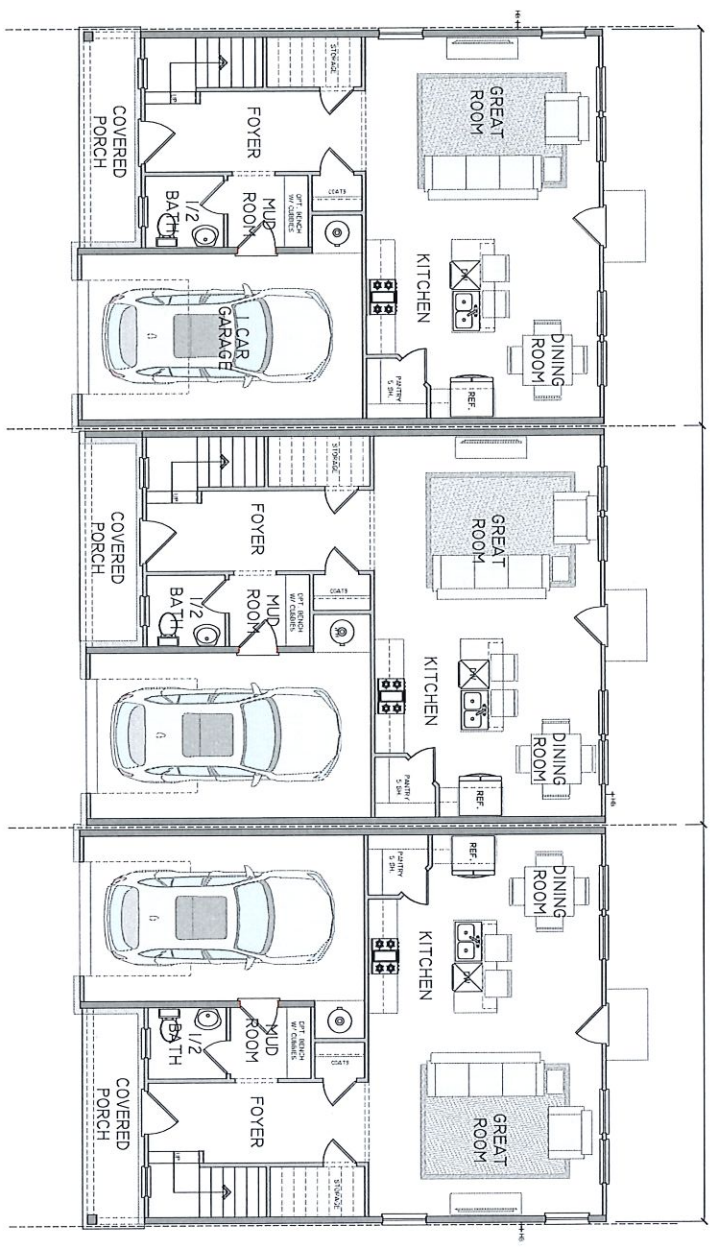
C.1



LOT 19
401 HWY 9 NORTH
DAWSONVILLE GA
30534

LOT 20
401 HWY 9 NORTH
DAWSONVILLE GA
30534

LOT 21
401 HWY 9 NORTH
DAWSONVILLE GA
30534



3 PLEX -
401 HWY 9 NORTH
FURNITURE PLAN

1/4" = 1'-0" AT 36" X 24"

DAVID
PATTERSON
HOMES

© 2011. ALL RIGHTS RESERVED.

PROJECT NAME:
**401 HWY 9 NORTH
3-PLEX
LOT 19/LOT 20/LOT 21**

REVIEWS:

NO.	DATE	DESCRIPTION
1	12-20-11	2-PLEX - REVISION 2
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT #
3 PLEX
FLOOR PLAN W/ FURNITURE

A 1.2

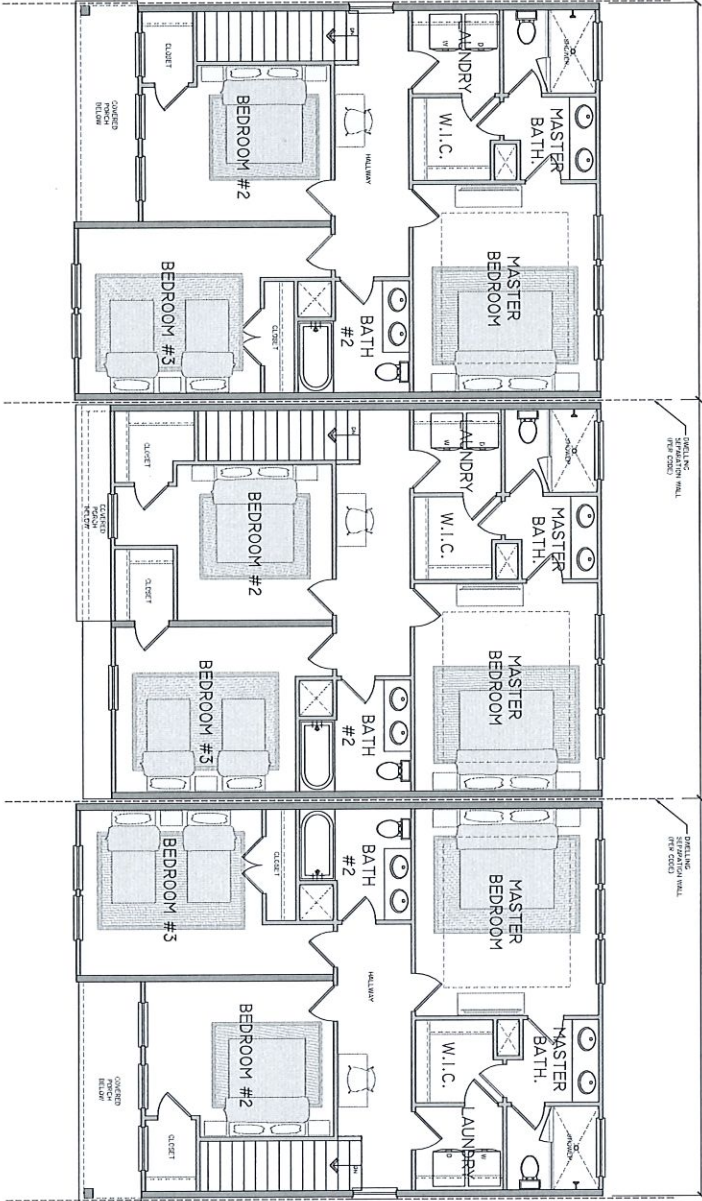


ALLINE VILLELLA

LOT 19
401 HWY 9 NORTH
DAWSONVILLE GA
30534

LOT 20
401 HWY 9 NORTH
DAWSONVILLE GA
30534

LOT 21
401 HWY 9 NORTH
DAWSONVILLE GA
30534



3 PLEX -
401 HWY 9 NORTH
FURNITURE PLAN

1/4" = 1'-0" AT 36"X24"



DAVID
PATTERSON
HOMES

© 2014 ALL RIGHTS RESERVED

PROJECT NAME:
**401 HWY 9 NORTH
3-PLEX
LOT 19/LOT 20/LOT 21**

REVIEWS:

NO.	DATE	DESCRIPTION
1	02/20/14	3-PLEX BUILDING 1

PROJECT #	
DRAWN BY	21
CHECKED BY	
CAD DRAWING FILE	
SHEET TITLE	

3 PLEX
FLOOR PLAN W/ FURNITURE

A 1.3





DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 11

SUBJECT: **RESOLUTION NO. R2024-02: CONSIDER ADOPTION OF THE FISCAL YEAR
2024-2025 BUDGET**

CITY COUNCIL MEETING DATE: 06/17/2024

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 ADOPTION OF THE PROPOSED FY 2024-2025 BUDGET BY RESOLUTION

HISTORY/ FACTS / ISSUES:

- **MAY 20, 2024 – COUNCIL & PUBLIC REVIEW OF PROPOSED FY25 BUDGET**
 - **JUNE 3, 2024 – PUBLIC HEARING FOR PROPOSED FY25 BUDGET**
-

OPTIONS:

APPROVE, AMEND, DENY OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Director

RESOLUTION No. R2024-02

**A RESOLUTION OF THE CITY OF DAWSONVILLE, GEORGIA,
ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING
JULY 1, 2024 AND ENDING JUNE 30, 2025**

WHEREAS, the City of Dawsonville, Georgia has prepared its annual budget for fiscal year July 1, 2024 through June 30, 2025; and

WHEREAS, the City Council received a proposed budget on May 20, 2024; and

WHEREAS, in accordance with O.C.G.A §36-81-5(d) the budget was made available for public review at city hall and on the city’s official website; and

WHEREAS, in accordance with O.C.G.A §36-81-5(e) notice was published setting forth the availability of the budget for public review and in accordance with O.C.G.A §36-81-5(g) the notice included the public hearing advertisement on the proposed budget set for June 3, 2024; and

WHEREAS, a public hearing on the proposed budget was held on June 3, 2024; and

WHEREAS, the City has met all required notices under the law in terms of considering the budget; and

WHEREAS, in accordance with O.C.G.A. §36-81-6(a), the City Council has provided notice of a public meeting set for June 17, 2024 to adopt the budget. A copy of the budget is attached hereto and incorporated herein as Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dawsonville, Georgia that the Annual Budget for fiscal year July 1, 2024 through June 30, 2025 attached hereto as Exhibit “A” is hereby approved, effective and adopted on this 17th day of June 2024.

CITY OF DAWSONVILLE

By: _____
John Walden, Mayor

Caleb Phillips, Councilmember Post #1

William Illg, Councilmember Post #2

Sandy Sawyer, Councilmember Post #3

Mark French, Councilmember Post #4

Attest:

Beverly A. Banister, City Clerk

CITY OF DAWSONVILLE

BUDGET FY 2024-25

FUND	ACCOUNT NAME	DESCRIPTION	REVENUE	EXPENSES
100	GENERAL FUND	COUNCIL		\$166,200.00
		MAYOR		\$65,700.00
		ELECTIONS		\$20,000.00
		ADMINISTRATION		\$1,170,762.00
		CITY HALL BUILDING		\$189,500.00
		ANIMAL CONTROL		\$2,040.00
		ROADS		\$725,800.00
		PARKS		\$114,200.00
		PLANNING & ZONING		\$569,000.00
		ECONOMIC DEVELOPMENT		\$189,098.00
			\$3,212,300.00	\$3,212,300.00
275	HOTEL-MOTEL TAX		\$7,500.00	\$7,500.00
285	DOWNTOWN DEVELOPMENT AUTHORITY		\$86,875.00	\$86,875.00
320	SPLOST VII		\$9,000.00	\$9,000.00
327	SPLOST VII		\$2,905,000.00	\$2,905,000.00
328	GRHOF SPECIAL PURPOSE FUND		\$112,240.00	\$112,240.00
505	ENTERPRISE	SEWER		\$1,377,200.00
		WATER		\$892,400.00
			\$2,269,600.00	\$2,269,600.00
530	CAPITAL OUTLAY	WATER/SEWER TAPS	\$160,000.00	
		TRNSFR IN RESERVES/LOAN	\$16,840,000.00	
			\$17,000,000.00	\$17,000,000.00
540	GARBAGE	SOLID WASTE	\$301,200.00	\$301,200.00
785	IMPACT FEES		\$411,400.00	\$411,400.00
790	CEMETERY	CEMETERY	\$50,160.00	\$50,160.00

FY 2024-25 TOTAL REVENUE	\$26,365,275.00
FY 2024-25 TOTAL EXPENDITURES	\$26,365,275.00

BUDGET FY 2024-25

REVENUE		
GENERAL FUND - 100		
Account #	Account Description	2024-25 Budget
100-0000-311100	ELECTRIC FRANCHISE FEES	200,000.00
100-0000-311315	MOTOR VEHICLE TITLE AD VALOREM TAX	101,000.00
100-0000-311730	GAS FRANCHISE FEES	20,000.00
100-0000-311750	TV CABLE FRANCHISE FEES	0.00
100-0000-311760	TELEPHONE FRANCHISE FEES	30,000.00
100-0000-311790	GARBAGE FRANCHISE FEES	10,000.00
100-0000-311795	BROADBAND FRANCHISE FEE	500.00
100-0000-313100	LOCAL OPTION SALES TAX	1,900,000.00
100-0000-314200	ALCOHOL EXCISE TAX	114,000.00
100-0000-314500	EXCISE TAX ON ENERGY	0.00
100-0000-316100	OCCUPATION TAX	48,000.00
100-0000-316200	INSURANCE PREMIUM TAX	350,000.00
100-0000-316300	FINANCIAL INSTITUTION TAX	5,100.00
100-0000-321100	ALCOHOL LICENSE	29,000.00
100-0000-321150	CATERING EVENT PERMIT	0.00
100-0000-322210	ZONING & LAND USE FEES	3,000.00
100-0000-322215	ANNEXATION FEE	500.00
100-0000-322230	SIGN PERMIT	1,000.00
100-0000-322240	VARIANCE APPLICATION FEE	2,000.00
100-0000-322250	DEMOLITION PERMIT	300.00
100-0000-322990	PARADE/PUBLIC ASSEMBLY FEE	800.00
100-0000-322995	PARADE/PUBLIC ASSEMBLY CLEANUP	0.00
100-0000-323100	BUILDING PERMIT	60,000.00
100-0000-323111	CERTIFICATE OF OCCUPANCY FEE	4,200.00
100-0000-323120	INSPECTION FEES	27,000.00
100-0000-323140	ELECTRIC PERMIT FEES	0.00
100-0000-323160	HVAC PERMIT FEES	0.00
100-0000-323900	OTHER - GRADING FEES	5,500.00
100-0000-323901	OTHER - PLAN REVIEW FEES	31,000.00
100-0000-334150	SAFETY GRANT	6,000.00
100-0000-334200	HEALTH GRANT	0.00
100-0000-334250	CARES ACT GRANT	0.00
100-0000-334310	STATE GRANT CAPITAL-LMIG DIRECT	50,000.00
100-0000-341400	MISC REVENUE	2,000.00
100-0000-341450	ROOM RENTAL REVENUE	7,500.00
100-0000-343001	ENGINEERING FEE	0.00
100-0000-346100	ANIMAL CONTROL AND SHELTER FEES	0.00
100-0000-349300	BAD CHECK FEE	0.00
100-0000-344260	STORM DRAINAGE	2,000.00
100-0000-351170	MUNICIPAL COURT FEES	3,000.00
100-0000-361000	INTEREST INCOME	140,000.00
100-0000-381000	RENTAL INCOME - DMC	30,000.00
100-1400-341910	ELECTION QUALIFYING FEE	900.00
100-1500-311340	INTANGIBLES TAX	17,000.00
100-1500-311601	REAL ESTATE TRANSFER TAX	11,000.00
100-0000-740000	TRANSFER IN FROM RESERVES	0.00
GENERAL FUND Revenue Totals:		3,212,300.00

EXPENDITURES		
GENERAL FUND - 100		
Account #	Account Description	2024-25 Budget
DEPARTMENT: COUNCIL		
100-1100-511000	COUNCIL: SALARIES	42,000.00
100-1100-512100	COUNCIL: GROUP INSURANCE	106,200.00
100-1100-512200	COUNCIL: TAXES: SUTA, FICA, FUTA	5,600.00
100-1100-523200	COUNCIL: COMMUNICATIONS - CELL PHONE	4,400.00
100-1100-523500	COUNCIL: TRAVEL	4,000.00
100-1100-523700	COUNCIL: EDUCATION & TRAINING	3,000.00
100-1100-531100	COUNCIL: SUPPLIES	1,000.00
COUNCIL Expenditure Totals:		166,200.00
DEPARTMENT: MAYOR		
100-1300-511000	MAYOR: SALARIES	20,500.00
100-1300-512100	MAYOR: GROUP INSURANCE	37,000.00
100-1300-512200	MAYOR: TAXES: SUTA, FICA, FUTA	2,900.00
100-1300-523200	MAYOR: COMMUNICATIONS - CELL PHONE	1,400.00
100-1300-523500	MAYOR: TRAVEL	1,400.00
100-1300-523700	MAYOR: EDUCATION & TRAINING	2,000.00
100-1300-531100	MAYOR: SUPPLIES	500.00
MAYOR Expenditure Totals:		65,700.00

DEPARTMENT: ELECTIONS		
100-1400-521203	ELECTIONS: PROFESSIONAL OTHER	20,000.00
100-1400-523300	ELECTIONS: ADVERTISING	0.00
100-1400-523400	ELECTIONS: PRINTING AND BINDING	0.00
100-1400-531100	ELECTIONS: SUPPLIES	0.00
ELECTIONS Expenditure Totals:		20,000.00
DEPARTMENT: ADMINISTRATION		
100-1500-511000	ADMINISTRATION: SALARIES	478,000.00
100-1500-512100	ADMINISTRATION: GROUP INSURANCE	207,000.00
100-1500-512200	ADMINISTRATION: TAXES: SUTA, FICA, FUTA	37,250.00
100-1500-512400	RETIREMENT CONTRIBUTIONS	34,000.00
100-1500-512700	WORKERS COMP	4,300.00
100-1500-521200	PROFESSIONAL LEGAL	84,000.00
100-1500-521201	PROFESSIONAL ACCOUNTING	20,000.00
100-1500-521203	PROFESSIONAL OTHER	20,000.00
100-1500-521300	TECHNICAL SERVICES (IT)	19,000.00
100-1500-521315	TECHNICAL SERVICES-PAYROLL ACH	3,800.00
100-1500-522200	REPAIRS & MAINTENANCE	4,200.00
100-1500-522320	RENTAL EQUIPMENT	3,950.00
100-1500-523000	OTHER PURCHASED SERVICES	32,000.00
100-1500-523100	INSURANCE OTHER THAN EMPL	500.00
100-1500-523200	COMMUNICATIONS	14,000.00
100-1500-523300	ADVERTISING	3,100.00
100-1500-523400	PRINTING AND BINDING	1,100.00
100-1500-523500	TRAVEL	4,000.00
100-1500-523600	DUES & FEES	12,000.00
100-1500-523700	EDUCATION & TRAINING	4,435.00
100-1500-523910	UNIFORMS	1,400.00
100-1500-531100	SUPPLIES	55,500.00
100-1500-531270	ENERGY GASOLINE/DIESEL	2,000.00
100-1500-531300	FOOD	4,500.00
100-1500-531600	SMALL EQUIPMENT	5,000.00
100-1500-541000	CAPITAL OUTLAY	21,727.00
100-1500-581000	CONTINGENCY	0.00
100-1500-999999	PMTS TO OTHER - DAWSON	94,000.00
ADMINISTRATION Totals:		1,170,762.00
DEPARTMENT: CITY HALL BUILDING		
100-1565-521300	TECHNICAL SERVICES	2,500.00
100-1565-522200	REPAIRS & MAINTENANCE	50,000.00
100-1565-522201	R & M - GRHOF	10,000.00
100-1565-522202	R & M - DISTILLERY	5,000.00
100-1565-522203	R & M - RESTURANT	5,000.00
100-1565-531100	SUPPLIES	26,000.00
100-1565-531220	ENERGY NATURAL GAS	9,000.00
100-1565-531230	ENERGY ELECTRICITY	62,000.00
100-1565-540000	CAPITAL OUTLAY	20,000.00
CITY HALL BLDG Totals:		189,500.00
DEPARTMENT: ANIMAL CONTROL		
100-3900-523600	DUES & FEES	500.00
100-3900-531100	SUPPLIES	1,540.00
ANIMAL CONTROL Totals:		2,040.00
DEPARTMENT: ROADS		
100-4200-511000	SALARIES	340,000.00
100-4200-512100	GROUP INSURANCE	80,000.00
100-4200-512200	TAXES: SUTA, FICA, FUTA	26,500.00
100-4200-512400	RETIREMENT CONTRIBUTIONS	22,500.00
100-4200-512700	WORKERS COMP	20,000.00
100-4200-521200	PROFESSIONAL LEGAL	6,000.00
100-4200-521202	PROFESSIONAL ENGINEERING	5,000.00
100-4200-521300	TECHNICAL SERVICES	10,000.00
100-4200-522110	GARBAGE SERVICES	2,500.00
100-4200-522140	STREET SWEEPING/GROUNDSUP	15,000.00
100-4200-522200	REPAIRS & MAINTENANCE	50,000.00
100-4200-523200	COMMUNICATIONS	7,000.00
100-4200-523400	PRINTING AND BINDING	100.00
100-4200-523500	TRAVEL	2,000.00
100-4200-523600	DUES & FEES	3,000.00
100-4200-523700	EDUCATION & TRAINING	2,000.00
100-4200-523910	UNIFORM SERVICE	4,000.00
100-4200-531100	SUPPLIES	36,000.00
100-4200-531230	ENERGY ELECTRICITY	55,000.00
100-4200-531240	ENERGY BOTTLED GAS	1,200.00
100-4200-531270	ENERGY GASOLINE/DIESEL	13,000.00
100-4200-531300	FOOD	1,600.00

100-4200-541400	CAPITAL	12,000.00
100-4250-522200	STORM DRAINAGE	11,400.00
ROADS Totals:		725,800.00
DEPARTMENT: PARKS		
100-6200-522200	REPAIRS & MAINTENANCE	47,000.00
100-6200-522202	R & M - FARMERS MKT	10,000.00
100-6200-531100	SUPPLIES	23,600.00
100-6200-531102	SUPPLIES - FARMERS MKT	10,000.00
100-6200-531230	ENERGY ELECTRICITY	18,600.00
100-6200-531232	ENERGY ELECTRICITY - FARMERS MKT	5,000.00
100-6200-542100	CAPITAL OUTLAY - PARKS	0.00
PARKS Totals:		114,200.00
DEPARTMENT: PLANNING & ZONING		
100-7400-511000	SALARIES	277,000.00
100-7400-512100	GROUP INSURANCE	101,500.00
100-7400-512200	TAXES: SUTA, FICA, FUTA	21,500.00
100-7400-512400	RETIREMENT CONTRIBUTIONS	18,000.00
100-7400-512700	WORKERS COMP	3,000.00
100-7400-521200	PROFESSIONAL LEGAL	49,200.00
100-7400-521202	PROFESSIONAL ENGINEERING	25,000.00
100-7400-521203	PROFESSIONAL OTHER	11,000.00
100-7400-521300	TECHNICAL SERVICES	15,000.00
100-7400-522200	REPAIRS & MAINTENANCE	2,000.00
100-7400-522320	RENTAL EQUIPMENT	4,400.00
100-7400-523200	COMMUNICATIONS	5,400.00
100-7400-523300	ADVERTISING	1,500.00
100-7400-523400	PRINTING AND BINDING	500.00
100-7400-523500	TRAVEL	5,000.00
100-7400-523600	DUES & FEES	2,500.00
100-7400-523700	EDUCATION & TRAINING	6,000.00
100-7400-523800	LICENSES	1,000.00
100-7400-523910	UNIFORMS	1,500.00
100-7400-531100	SUPPLIES	13,000.00
100-7400-531300	FOOD	1,500.00
100-7400-321270	ENERGY-GASOLINE / DIESEL	3,500.00
100-7400-541400	CAPITAL - PROPERTY (VEHICLE)	0.00
PLANNING & ZONING Totals:		569,000.00
DEPARTMENT: ECONOMIC DEVELOPMENT		
100-7540-572000	PMTS TO OTHER AGENCY (Chamber of Commerce)	12,000.00
100-7550-511000	SALARIES	68,523.00
100-7550-512100	GROUP INSURANCE	48,000.00
100-7550-512200	TAXES	5,300.00
100-7550-512400	RETIREMENT	0.00
100-7550-512700	WORKERS COMP	300.00
100-7550-521200	PROFESSIONAL LEGAL	250.00
100-7550-521201	PROFESSIONAL ACCOUNTING	1,000.00
100-7550-521203	PROFESSIONAL OTHER	0.00
100-7550-521300	TECHNICAL SERVICES	2,000.00
100-7550-523300	ADVERTISING	2,600.00
100-7550-523400	PRINTING AND BINDING	1,100.00
100-7550-523500	TRAVEL	2,000.00
100-7550-523600	DUES & FEES	1,000.00
100-7550-523700	EDUCATION & TRAINING	1,050.00
100-7550-523910	UNIFORMS	500.00
100-7550-531100	SUPPLIES	500.00
100-7550-531270	ENERGY - GASOLINE	500.00
100-7550-531300	FOOD	500.00
100-7550-531600	SMALL EQUIPMENT	5,100.00
100-7550-531000	PMTS TO OTHER AGENCY (DDA)	36,875.00
ECONOMIC DEVELOPMENT Totals:		189,098.00
GENERAL FUND Expenditure Totals:		3,212,300.00

GENERAL FUND Revenue Totals:	\$3,212,300.00
GENERAL FUND Expenditure Totals:	\$3,212,300.00

REVENUE		IMPACT FEES -785	
Account #	Account Description	2024-25 Budget	
785	FEES	411,400.00	
785	INTEREST	0.00	
IMPACT FEE FUND 785 Revenue Totals		411,400.00	

EXPENDITURES		IMPACT FEES - 785	
Account #	Account Description	2024-25 Budget	
785	PARKS AND RECREATION	411,400.00	
IMPACT FEE FUND 785 Expenditure Totals		411,400.00	

IMPACT FEE FUND 785 Revenue Totals	\$411,400.00
IMPACT FEE FUND 785 Expenditure Totals	\$411,400.00

REVENUE		HOTEL/MOTEL FUND - 275	
Account #	Account Description	2024-25 Budget	
275-0000-314100	HOTEL/MOTEL TAX	7,500.00	
HOTEL/MOTEL FUND 275 Revenue Totals		7,500.00	

EXPENDITURES		HOTEL/MOTEL FUND - 275	
Account #	Account Description	2024-25 Budget	
275-7540-572000	PMTS TO OTHER AGENCY (Chamber of Commerce)	7,500.00	
HOTEL/MOTEL FUND 275 Expenditure Totals		7,500.00	

HOTEL/MOTEL FUND 275 Revenue Totals	7,500.00
HOTEL/MOTEL FUND 275 Expenditure Totals	7,500.00

REVENUE		DOWNTOWN DEVELOPMENT AUTHORITY FUND (DDA) - 285	
Account #	Account Description	2024-25 Budget	
285-7550-000000	DOWNTOWN DEVELOPMENT AUTHORITY (DDA)	36,875.00	
285-7500-740000	TRANSFER IN FROM RESERVES	50,000.00	
DDA FUND 285 Revenue Totals		86,875.00	

EXPENDITURES		DOWNTOWN DEVELOPMENT AUTHORITY FUND (DDA) - 285	
Account #	Account Description	2024-25 Budget	
285-7500-521200	PROFESSIONAL LEGAL	2,000.00	
285-7500-521201	PROFESSIONAL ACCOUNTING	1,200.00	
285-7500-521203	PROFESSIONAL OTHER	0.00	
285-7500-523300	ADVERTISING	0.00	
285-7500-523700	EDUCATION & TRAINING	3,675.00	
285-7500-531000	FIREWORKS PURCHASE	0.00	
285-7500-531100	SUPPLIES	0.00	
285-7500-540000	GRANT DISBURSEMENTS	30,000.00	
285-7550-531000	OTHER EXPENDITURES FROM RESERVES	50,000.00	
DDA FUND 285 Expenditure Totals		86,875.00	

DDA FUND 285 Revenue Totals	\$86,875.00
DDA FUND 285 Expenditure Totals	\$86,875.00

REVENUE			SPLOST VI FUND - 320	
Account #	Account Description		2024-25 Budget	
320-0000-313200	SPECIAL PURPOSE LOCAL OPTION SALES TAX		0.00	
320-0000-361000	INTEREST INCOME		1,400.00	
320-0000-361000	TRANSFER IN FROM RESERVES		7,600.00	
SPLOST VI FUND 320 Revenue Totals			9,000.00	

EXPENDITURES			SPLOST VI FUND - 320	
Account #	Account Description		2024-25 Budget	
320-1000-541300	CAPITAL OUTLAY - CITY HALL ACQUISITION		0.00	
320-4200-541400	CAPITAL OUTLAY - ROADS AND SIDEWALKS		0.00	
320-4200-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-R		0.00	
320-4300-541400	CAPITAL OUTLAY - SEWER PROJECTS		0.00	
320-4300-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-S		0.00	
320-4400-541400	CAPITAL OUTLAY - WATER PROJECTS		0.00	
320-4400-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-W		0.00	
320-6000-541000	CAPITAL OUTLAY - FARMERS MARKET		9,000.00	
320-6200-541200	CAPITAL OUTLAY - PARKS AND RECREATION		0.00	
SPLOST VI FUND 320 Expenditure Totals			9,000.00	

SPLOST VI FUND 320 Revenue Totals	9,000.00
SPLOST VI FUND 320 Expenditure Totals	9,000.00

REVENUE			SPLOST VII FUND - 327	
Account #	Account Description		2024-25 Budget	
327-0000-340000	SPECIAL PURPOSE LOCAL OPTION SALES TAX		1,300,000.00	
327-0000-361000	INTEREST INCOME		70,000.00	
327-0000-361000	TRANSFER IN FROM RESERVES		1,535,000.00	
SPLOST VII FUND 327 Revenue Totals			2,905,000.00	

EXPENDITURES			SPLOST VII FUND - 327	
Account #	Account Description		2024-25 Budget	
327-1000-541300	CAPITAL OUTLAY - CITY HALL ACQUISITION		1,000,000.00	
327-4200-541400	CAPITAL OUTLAY - ROADS AND SIDEWALKS		1,000,000.00	
327-4200-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-R		25,000.00	
327-4300-541400	CAPITAL OUTLAY - SEWER PROJECTS		390,000.00	
327-4300-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-S		0.00	
327-4400-541400	CAPITAL OUTLAY - WATER PROJECTS		390,000.00	
327-4400-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-W		0.00	
327-6000-541000	CAPITAL OUTLAY - FARMERS MARKET		0.00	
327-6200-541200	CAPITAL OUTLAY - PARKS AND RECREATION		100,000.00	
SPLOST VII FUND 327 Expenditure Totals			2,905,000.00	

SPLOST VII FUND 327 Revenue Totals	2,905,000.00
SPLOST VII FUND 327 Expenditure Totals	2,905,000.00

REVENUE			GRHOF SPECIAL PURPOSE FUND - 328	
Account #	Account Description		2024-25 Budget	
328-0000-334310	SPECIAL PURPOSE REVENUE		112,240.00	
GRHOF SPECIAL PURPOSE FUND 328 Revenue Totals			112,240.00	

EXPENDITURES			GRHOF SPECIAL PURPOSE FUND - 328	
Account #	Account Description		2024-25 Budget	
328-6172-541000	CAPITAL EXPENDITURES		112,240.00	
GRHOF SPECIAL PURPOSE FUND 328 Revenue Totals			112,240.00	

SPECIAL PURPOSE FUND 328 Revenue Totals	112,240.00
SPECIAL PURPOSE FUND 328 Expenditure Totals	112,240.00

REVENUE	ENTERPRISE FUND - 505	
Account #	Account Description	2024-25 Budget
505-0000-341400	MISC REV/COPIES/PRINTING	600.00
505-0000-344210	WATER CHARGES	950,000.00
505-0000-344255	SEWERAGE CHARGES	1,050,000.00
505-0000-349000	ADMINISTRATIVE FEE	4,400.00
505-0000-349001	PENALTIES WATER & SEWER	21,000.00
505-0000-349002	RECONNECT FEE	5,000.00
505-0000-349300	BAD CHECK FEE	1,800.00
505-0000-351400	FINES	0.00
505-0000-361000	INTEREST INCOME	150,000.00
505-0000-381001	RENTAL INCOME HOUSE	18,600.00
505-0000-383000	REIMBURSEMENT FOR DAMAGED PROPERTY	0.00
505-0000-611000	OTHER FINANCING USES (RESERVES)	68,200.00
ENTERPRISE FUND Revenue Totals:		2,269,600.00

EXPENDITURES	ENTERPRISE FUND - 505	
Account #	Account Description	2024-25 Budget
DEPARTMENT: SEWER		
505-4300-511000	SALARIES	166,000.00
505-4300-512100	GROUP INSURANCE	100,300.00
505-4300-512200	TAXES: SUTA, FICA, FUTA	14,000.00
505-4300-512400	RETIREMENT CONTRIBUTIONS	15,000.00
505-4300-512700	WORKERS COMP	10,000.00
505-4300-521200	PROFESSIONAL LEGAL	25,000.00
505-4300-521201	PROFESSIONAL ACCOUNTING	16,000.00
505-4300-521202	PROFESSIONAL ENGINEERING	100,000.00
505-4300-521203	PROFESSIONAL OTHER	4,000.00
505-4300-521300	TECHNICAL SERVICES	14,000.00
505-4300-521315	TECHNICAL SERVICES: ENVIR MGMT	75,000.00
505-4300-522110	GARBAGE SERVICES	7,500.00
505-4300-522200	REPAIRS & MAINTENANCE	80,000.00
505-4300-523100	INSURANCE OTHER THAN EMPL	300.00
505-4300-523200	COMMUNICATIONS	8,000.00
505-4300-523215	POSTAGE / MAIL BILLS	3,400.00
505-4300-523300	ADVERTISING	400.00
505-4300-523400	PRINTING AND BINDING	1,000.00
505-4300-523500	TRAVEL	1,000.00
505-4300-523600	DUES & FEES	5,000.00
505-4300-523700	EDUCATION & TRAINING	2,000.00
505-4300-523800	LICENSES	100.00
505-4300-523910	UNIFORMS	2,500.00
505-4300-531100	SUPPLIES	38,000.00
505-4300-531230	ENERGY ELECTRICITY	156,000.00
505-4300-531240	ENERGY BOTTLED GAS	1,300.00
505-4300-531270	ENERGY GASOLINE/DIESEL	7,800.00
505-4300-531300	FOOD	2,600.00
505-4300-561000	DEPRECIATION	450,000.00
505-4300-572000	PMTS TO DAWSON	31,000.00
505-4300-582104	INTEREST BOND 2014	40,000.00
SEWER Totals:		1,377,200.00
DEPARTMENT: WATER		
505-4400-511000	SALARIES	166,000.00
505-4400-512100	GROUP INSURANCE	100,300.00
505-4400-512200	TAXES: SUTA, FICA, FUTA	14,000.00
505-4400-512400	RETIREMENT CONTRIBUTIONS	15,000.00
505-4400-512700	WORKERS COMP	10,000.00
505-4400-521200	PROFESSIONAL LEGAL	8,000.00
505-4400-521201	PROFESSIONAL ACCOUNTING	16,000.00
505-4400-521202	PROFESSIONAL ENGINEERING	25,000.00
505-4400-521203	PROFESSIONAL OTHER	9,000.00
505-4400-521300	TECHNICAL SERVICES	15,000.00
505-4400-522110	GARBAGE SERVICES	3,000.00
505-4400-522200	REPAIRS & MAINTENANCE	40,000.00
505-4400-522320	RENTAL EQUIPMENT	1,500.00
505-4400-523100	INSURANCE OTHER THAN EMPLOYEE (GIRMA)	300.00
505-4400-523200	COMMUNICATIONS	7,500.00
505-4400-523215	POSTAGE / MAIL BILLS	3,600.00
505-4400-523300	ADVERTISING	1,500.00
505-4400-523400	PRINTING AND BINDING	1,000.00
505-4400-523500	TRAVEL	1,000.00
505-4400-523600	DUES & FEES	17,000.00
505-4400-523700	EDUCATION & TRAINING	6,000.00

505-4400-523800	LICENSES	500.00
505-4400-523910	UNIFORMS	2,500.00
505-4400-531100	SUPPLIES	70,000.00
505-4400-531115	SUPPLIES: CHEMICALS	58,000.00
505-4400-531230	ENERGY ELECTRICITY	38,000.00
505-4400-531240	ENERGY BOTTLED GAS	1,300.00
505-4400-531270	ENERGY GASOLINE/DIESEL	7,800.00
505-4400-531300	FOOD	2,600.00
505-4400-531510	WATER PURCHASED FROM EWSA	0.00
505-4400-561000	DEPRECIATION	183,000.00
505-4400-572000	PMTS TO DAWSON	31,000.00
505-4400-582104	INTEREST BOND 2014	37,000.00
WATER Totals:		892,400.00

ENTERPRISE FUND Revenue Totals:	2,269,600.00
GRAND TOTAL of EXPENDITURES:	2,269,600.00

REVENUE ENTERPRISE PROJECTS FUND - 530		
Account #	Account Description	2024-25 Budget
530-0000-344257	SEWER TAPS	10,000.00
530-0000-344212	WATER TAPS	150,000.00
530-0000-610000	TRANSFER IN (RESERVES)/LOAN	16,840,000.00
ENTERPRISE PROJECTS FUND 530 Revenue Totals		17,000,000.00

EXPENDITURES ENTERPRISE PROJECTS FUND - 530		
Account #	Account Description	2024-25 Budget
530-4300-541400	CAPITAL OUTLAY - SEWER	15,000,000.00
530-4400-541400	CAPITAL OUTLAY - WATER	2,000,000.00
ENTERPRISE PROJECTS FUND 530 Expenditure Totals		17,000,000.00

ENTERPRISE PROJECTS FUND 530 Revenue Totals	17,000,000.00
ENTERPRISE PROJECTS FUND 530 Expenditure Totals	17,000,000.00

REVENUE GARBAGE FUND - 540		
Account #	Account Description	2024-25 Budget
540-0000-344110	REFUSE COLLECTION CHARGES	240,000.00
540-0000-611000	TRANSFER IN (RESERVES)	61,200.00
GARBAGE FUND 540 Revenue Totals		301,200.00

EXPENDITURES GARBAGE FUND - 540		
Account #	Account Description	2024-25 Budget
540-4310-511000	SALARIES	0.00
540-4310-512100	GROUP INSURANCE	0.00
540-4310-512200	TAXES: SUTA, FICA, FUTA	0.00
540-4310-522110	GARBAGE SERVICES	276,000.00
540-4310-523300	ADVERTISING	200.00
540-4310-531100	SUPPLIES	25,000.00
540-4310-574000	BAD DEBT	0.00
540-4310-541000	CAPITAL OUTLAY - BUILDING	0.00
GARBAGE FUND 540 Expenditure Totals		301,200.00

GARBAGE FUND 540 Revenue Totals	301,200.00
GARBAGE FUND 540 Expenditure Totals	301,200.00

REVENUE CEMETERY FUND - 790		
Account #	Account Description	2024-25 Budget
790-0000-321210	REAL ESTATE FEES	1,000.00
790-0000-349100	CEMETERY LOT SALES	30,000.00
790-0000-361000	INTEREST INCOME	3,000.00
790-0000-611000	TRANSFER IN (RESERVES)	16,160.00
CEMETERY FUND 790 Revenue Totals		50,160.00

EXPENDITURES CEMETERY FUND - 790		
Account #	Account Description	2024-25 Budget
790-4950-522200	REPAIRS & MAINTENANCE	12,860.00
790-4950-523600	DUES & FEES	500.00
790-4950-531100	SUPPLIES	6,800.00
790-4950-542500	CAPITAL OUTLAY - OTHER	30,000.00
CEMETERY FUND 790 Expenditure Totals		50,160.00

CEMETERY FUND 790 Revenue Totals	50,160.00
CEMETERY FUND 790 Expenditure Totals	50,160.00



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12

SUBJECT: DAWSONVILLE HISTORY MUSEUM: CONSIDERATION OF REQUEST TO ADD DECK AND PERGOLA

CITY COUNCIL MEETING DATE: 06/17/2024

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO SEEK APPROVAL TO MODIFY A PORTION OF THE REAR OF THE EXTERIOR OF GEORGIA RACING HALL OF FAME/DAWSONVILLE HISTORY MUSEUM.

HISTORY/ FACTS / ISSUES:

The City Council approved the installation of Pella doors to the rear of the Pirkle Room. This resulted in a 4" gap between the floor and the exterior sidewalk at the base of the doors which creates a trip hazard. To address the trip hazard some sort of deck or other modification must be made. Museum Director Elliott recommends a redwood deck with planter boxes and a pergola as depicted in the attached pictures. The museum will cover the cost of the work. The contractors were finishing sheetrock and other work inside. I emailed a request to proceed with this project while the contractors were still on site as it would save money and time since they were already on site. If they had left the property, there would have been additional fees to remobilize, and it could have taken substantial time to get them back on property. Mayor Walden, Councilman Phillips and Councilman Illg all communicated their approval. I am seeking official ratification of this project. This design matches plans for the patio on the east side that we will be redoing.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager for Dawsonville Museum Director Cindy Elliott

APPROVED
By Jeff Bailey at 11:37 am, Jun 07, 2024



W I N D S O R P I N E
FINE WOODWORK & CUSTOM HOMES



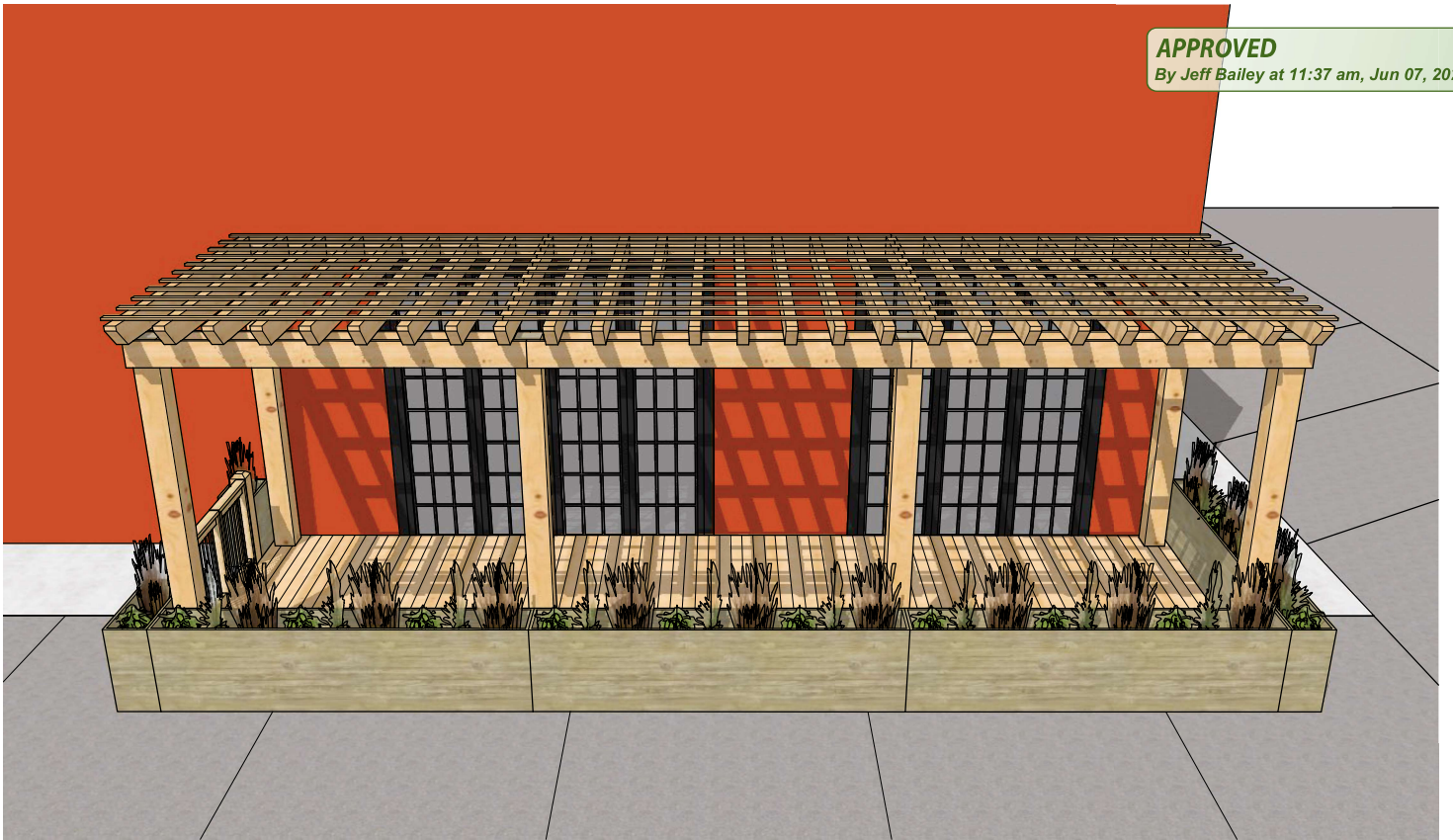
www.windsorpine.com :: 770.598.2102

Project Information :: GEORGIA RACING HOF V2

Project Location :: DAWSONVILLE, GA

Issue Date :: June 5, 2024

APPROVED
By Jeff Bailey at 11:37 am, Jun 07, 2024



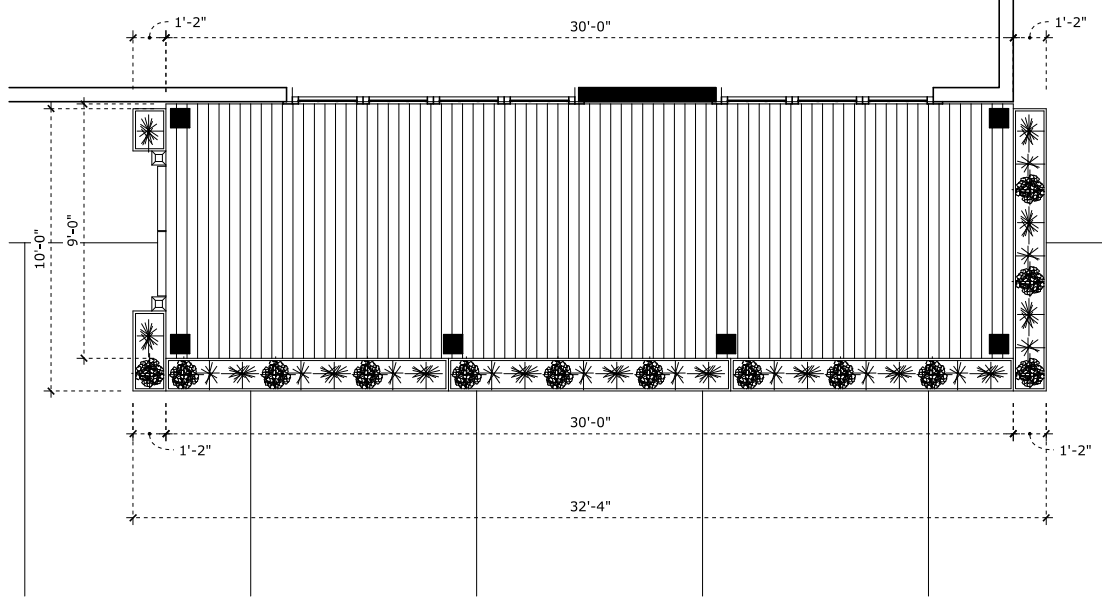
www.windsorpine.com :: 770.598.2102

Project Information :: GEORGIA RACING HOF V2

DECK AND PERGOLA // 3D VIEW 1

Date :: June 5, 2024

APPROVED
By Jeff Bailey at 11:37 am, Jun 07, 2024



www.windsorpine.com :: 770.598.2102

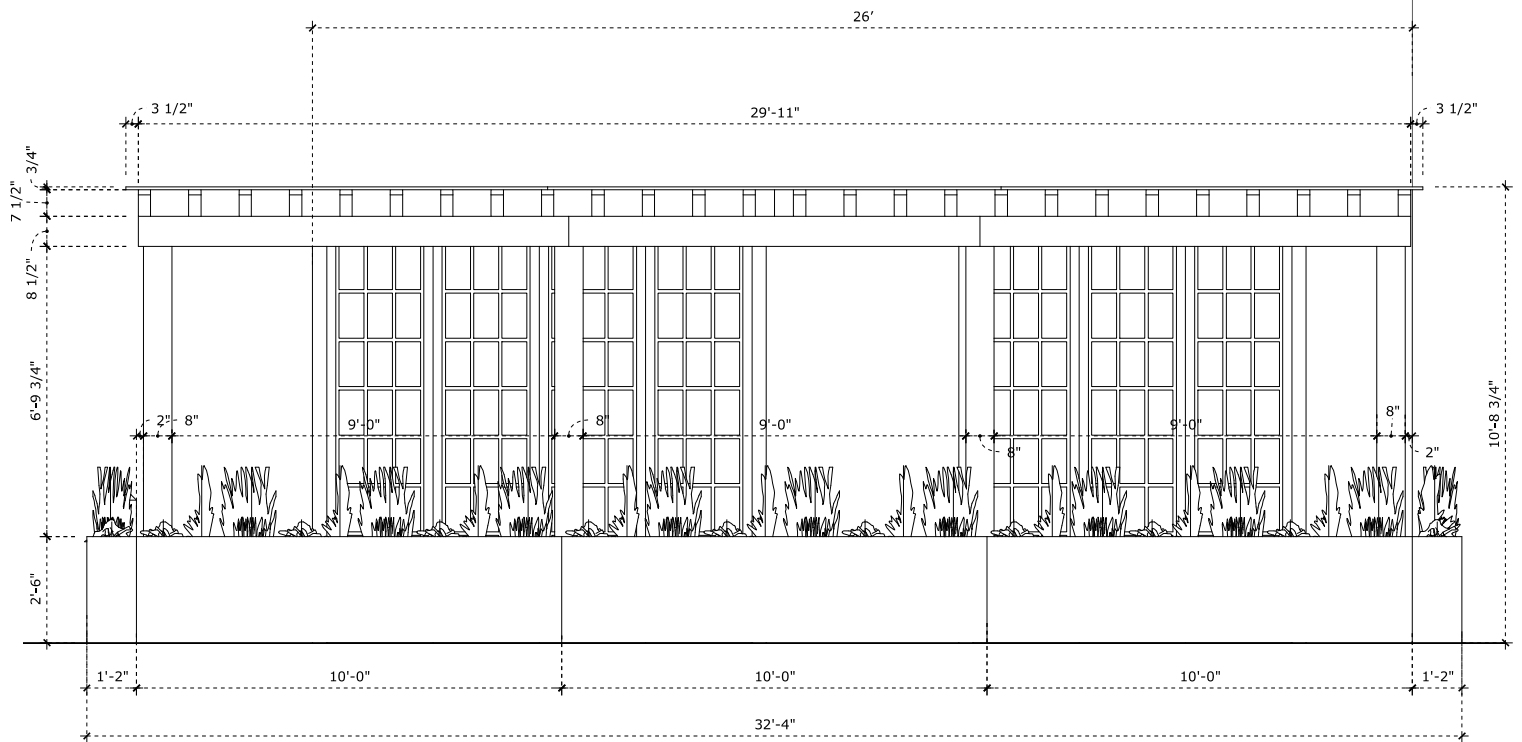
Project Information :: GEORGIA RACING HOF V2

DECK AND PERGOLA // PLAN VIEW

Date :: June 5, 2024

Page :: 2

APPROVED
By Jeff Bailey at 11:37 am, Jun 07, 2024



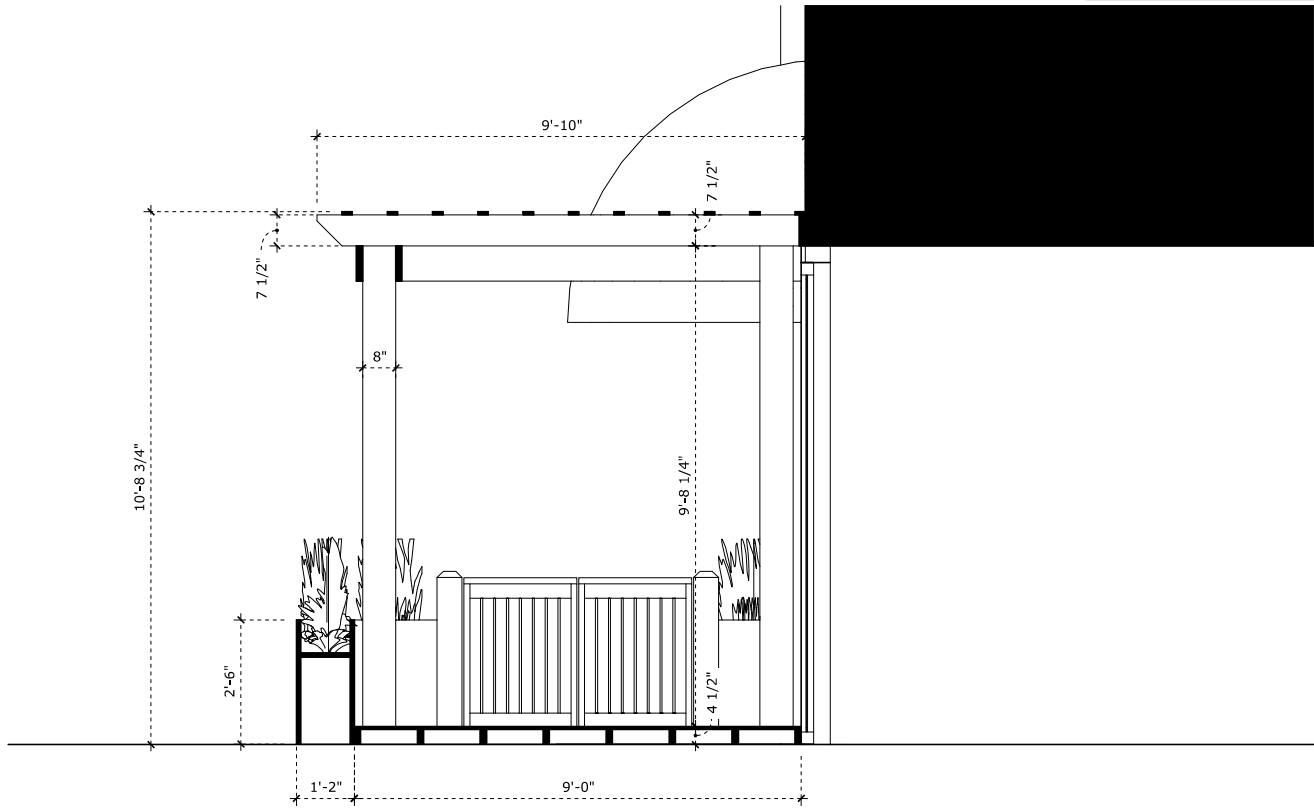
www.windsorpine.com :: 770.598.2102

Project Information :: GEORGIA RACING HOF V2

DECK AND PERGOLA // AT BUILDING ELEVATION

Date :: June 5, 2024

APPROVED
By Jeff Bailey at 11:37 am, Jun 07, 2024



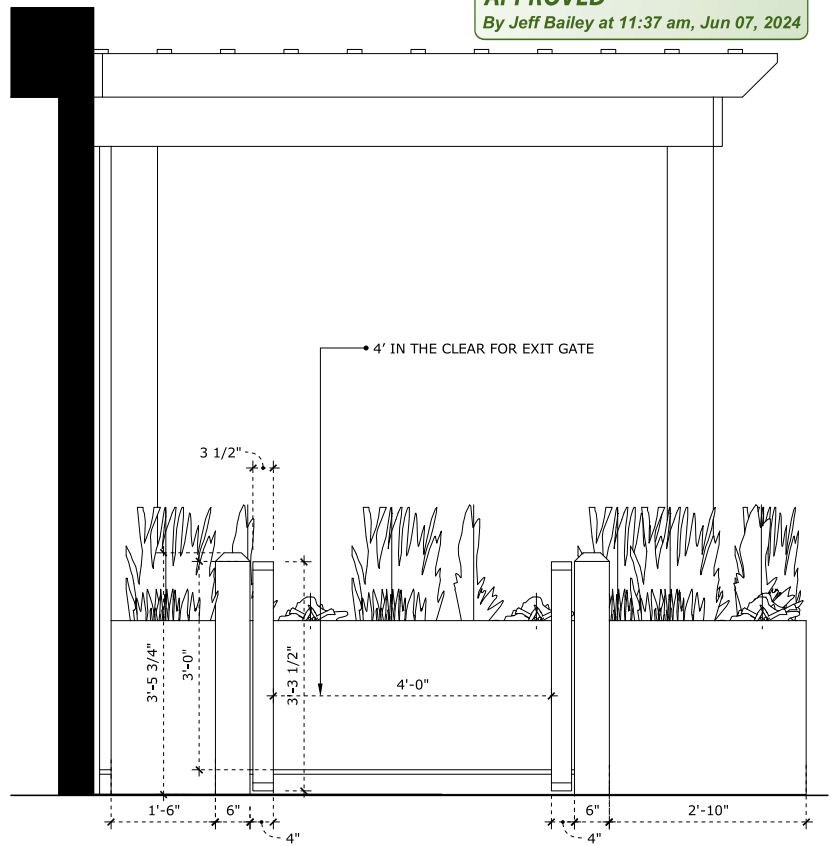
www.windsorpine.com :: 770.598.2102

Project Information :: GEORGIA RACING HOF V2

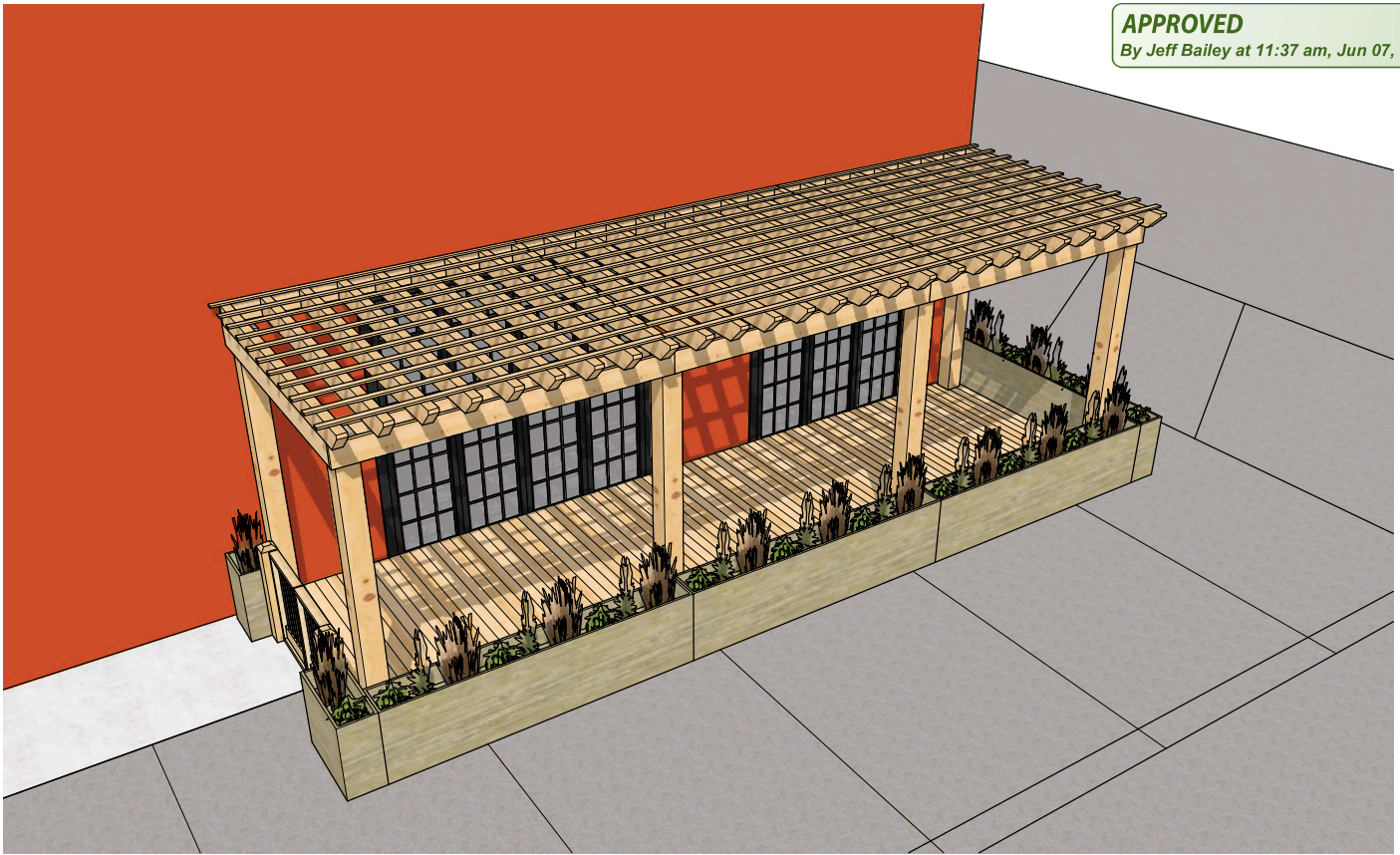
DECK AND PERGOLA // SIDE SECTION

Date :: June 5, 2024

APPROVED
By Jeff Bailey at 11:37 am, Jun 07, 2024



APPROVED
By Jeff Bailey at 11:37 am, Jun 07, 2024



www.windsorpine.com :: 770.598.2102

Project Information :: GEORGIA RACING HOF V2

DECK AND PERGOLA // 3D VIEW 2

Date :: June 5, 2024

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DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

SUBJECT: APPLICATION FOR GEORGIA RURAL ZONE DESIGNATION

CITY COUNCIL MEETING DATE: 6/17/2024

BUDGET INFORMATION: GL ACCOUNT # N/A

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

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

PURPOSE FOR REQUEST:

CONSIDER CITY STAFF PREPARING AND SUBMITTING AN APPLICATION TO DCA FOR A “RURAL ZONE” DESIGNATION DUE IN AUGUST OF 2024. IF CHOSEN, THE DESIGNATION WOULD BE VALID 2025-2030, APPLICABLE TO A SPECIFIC PARCEL BOUNDARY AREA.

HISTORY/ FACTS / ISSUES:

THE GEORGIA ASSEMBLY CREATED THIS GEORGIA INCOME TAX CREDIT PROGRAM IN 2017 TO PROMOTE AND INCENTIVISE INVESTMENT AND JOB CREATION IN GEORGIA RURAL DOWNTOWNS. A CASE CAN BE MADE FOR DAWSONVILLE ELIGIBILITY. 2024 MAY BE THE LAST YEAR OF THE PROGRAM. THE PROGRAM WOULD GIVE DAWSONVILLE AN ADDITIONAL TOOL FOR ECONOMIC DEVELOPMENT THROUGH INCENTIVES FOR DOWNTOWN BUILDING REHABILITATION AND JOB CREATION WITHIN THE ZONE AREA.

<https://www.dca.ga.gov/community-economic-development/incentive-programs/rural-zones/newsroom/galleries/videos/rural-zone>

OPTIONS:

APPROVE OR DENY STAFF MOVING FORWARD WITH PREPARATION OF AN APPLICATION FOR THE RURAL ZONE DESIGNATION.

RECOMMENDED SAMPLE MOTION:

A MOTION TO AUTHORIZES CITY STAFF TO PREPARE AND SUBMIT AN APPLICATION TO DCA FOR A RURAL ZONE DESIGNATION.

REQUESTED BY: Amanda Edmondson, Director of Downtown Development

The DCA Georgia Rural Zone Designation Summary

Rural Downtown Revitalization & Jobs Tax Credit Incentive Program
Application Due August 2024 - Designation is a 5 Year Term



History:

Recognizing that many small, rural downtown areas have experienced varying levels of economic distress, DCA worked with the Georgia General Assembly to secure passage of a bill calling for the development of “Rural Zones”, enabling up to 10 zones to be established each per year across the state incentivizing business investment and job creation through Georgia income tax credits for qualified activities occurring within designated Rural Zones. DCA, in partnership with the Georgia Department of Economic Development, reviews applications annually as long as continued by the legislature, 2024 may be the final year for this program.

Since 2017, communities benefiting from this program have included: Adel, Avondale Estates, Baxley, Cairo, Cedartown, Clayton, Cochran, Colquitt, Comer, Cordele, Dawson, Donalsonville, Douglas, Eatonton, Forsyth, Greensboro, Hartwell, Hawkinsville, Hazlehurst, Hiawassee, Hogansville, Homerville, Jesup, LaFayette, Lavonia, Leesburg, Locust Grove, Millen, Monticello, Moultrie, Pelham, Ringgold, Rossville, Stone Mountain, Sylvester, Thomaston, Thomson, Villa Rica, Washington, Waycross, West Point, Woodbury, Wrightsville.

Program Primary Goal:

To assist in revitalizing rural downtowns by offering incentives in designated Rural Zones that promote job creation, commercial investment, and business activities.

Three Incentive Packages in the form of Georgia Income Tax Credits:

Two new FTE jobs are a minimum requirement to be eligible for any of the following credits:

- **The Job Tax Credit (JTC)** offers \$2,000 per new full-time equivalent job per year; can be repeated each year up to 5 years not to exceed \$200,000 total or \$40,000 per year.
- **The Investment Credit** is equivalent to 25% of the purchase price, not to exceed \$125,000 in total or \$25,000 per year. This credit is for investors who purchase a building within the designated Rural Zone.
- **The Rehabilitation Credit** is equivalent to 30% of the qualified rehabilitation, not to exceed \$150,000 in total or \$50,000 per year. This credit is to offset development costs associated with the rehabilitation of a property located within a designated Rural Zone.
- Credits are for State of Georgia income tax, can be “pass through”, and carried forward up to 10 years.
- Not all NCIS code categories are eligible (only designated categories generally desirable downtown).
- Program would be managed by the Dawsonville Department of Downtown Development through DCA.

Eligibility requirements for communities (rural downtowns) applying for the designation:

- Cities and counties with a population of less than 15,000 (*Dawsonville complies.*)
- Must have a concentration of historic commercial structures at least 50 years old within the zone (*We can propose a boundary that complies referencing Historic Resource Survey data.*)
- Must prove economic distress based on:
 - Poverty Rate - (*Dawsonville does not likely meet this criterion with only 4.6% below the poverty rate per Census CSA, however we can provide data and narratives identifying challenges.*)
 - High Vacancy - (*Downtown Dawsonville has little vacancy however we do have frequent incidence of business turnover and vacant/abandoned lots meeting the same intent.*)
 - Blight - (*We can make a case for blighted buildings and abandoned lots needing rehabilitation*)
- Must be in compliance with the state requirements regarding comprehensive planning and reporting, Service Delivery Strategy, Government Management Indicators (GOMI), and the Report of Local Government Finances. (*Dawsonville is in compliance.*)
- Must submit a feasibility study or market analysis identifying business activities that can be supported in the zone (*Staff can prepare this research and report to apply.*)
- Must submit a master plan or strategic plan designed to guide private and public investment (*Downtown Comprehensive Strategic Plan content can be repackaged in conjunction with this application; the intent of this program is consistent with the overall goals and strategies of the plan for encouraging the rehabilitation of existing buildings and promoting small business development downtown. This program provides one more tool for the the City’s on-going work with the community downtown.*)



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 14

SUBJECT: **SPECIALITY VEHICLE ORDINANCE DISCUSSION**

CITY COUNCIL MEETING DATE: 06/17/2024

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 DISCUSS A SPECIALITY VEHICLE ORDINANCE

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Kevin Tallant, City Attorney

FIRST READING: _____

SECOND READING: _____

AN ORDINANCE OF THE CITY OF DAWSONVILLE, GEORGIA TO REGULATE THE USE OF SPECIALTY VEHICLES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City owns and maintains various streets, roads, alleys, and walkways;

WHEREAS, the public has an interest in using the City of Dawsonville's streets, roads, alleys, and walkways;

WHEREAS, the appropriate use of streets, roads, alleys, and walkways is a matter of public concern;

WHEREAS the City is empowered by § 1.12(36) of its Charter to exercise control over all traffic upon or across the streets, roads, alleys, and walkways of the City;

WHEREAS, the unregulated use of specialty vehicles can make the City's streets, roads, alleys, and walkways unsafe;

WHEREAS, it is the finding of the Mayor and Council that the proper regulation of specialty vehicles can best be accomplished through the creation of operation requirements and restrictions, and the prohibition on improper uses as authorized in this chapter; and

WHEREAS, it is within the power and authority of the City of Dawsonville to enact this ordinance for the regulation of specialty vehicles pursuant to § 1.12(36) of the Charter of the City of Dawsonville, Georgia, as well as O.C.G.A. § 36-35-1 et. seq. and O.C.G.A. § 40-6-1, et. seq.

NOW THEREFORE, THE COUNCIL OF THE CITY OF DAWSONVILLE HEREBY ORDAINS AS FOLLOWS:

SECTION 1.

Chapter 13 of the Code of the City of Dawsonville, Georgia is hereby amended by the insertion of a new "ARTICLE V – SPECIALTY VEHICLES" beginning with section 13-51 as follows:

ARTICLE IV – SPECIALTY VEHICLES

Sec. 13-51. – Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (1) *All-terrain vehicle or ATV* means any motorized vehicle designed for off-road use that is equipped with three or more low-pressure tires and with a seat to be straddled by the operator and with handlebars for steering control. They may not be used on public streets, roads or highways unless it meets the definition of a personal transportation vehicle which is a "farm use vehicle" and is exclusively used in compliance with O.C.G.A. § 40-6-305.
- (2) *Dirt bike* means off-road motorcycle (see Ga. Comp. R. & Regs. 391-4-2-.62), a motor vehicle having a seat or saddle designed to travel on not more than three wheels in contact with the ground, which is not designed, licensed or authorized for use on public roads.
- (3) *Electric bicycle* means a device with two or three wheels that has a saddle and fully operative pedals for human propulsion and also has an electric motor. For such a device to be considered an electric assisted bicycle, it shall meet the requirements of the Federal Motor Vehicle Safety Standards, as set forth in 49 C.F.R. Section 571, et seq., and shall operate in such a manner that the electric motor disengages or ceases to function when the brakes are applied. The electric motor in an electric assisted bicycle shall:
 - a. Be incapable of propelling the device at a speed of more than 20 miles per hour on level ground; and
 - b. Have a power output of not more than 1,000 watts;
 - c. Be incapable of further increasing the speed of the device when human power alone is used to propel the device at or more than 20 miles per hour.
- (4) *Electric personal assistive mobility device or EPAMD* means a self-balancing, two non-tandem wheeled device designed to transport only one person and having an electric propulsion system with average power of 750 watts (one horsepower) and a maximum speed of less than 20 miles per hour on a paved level surface when powered solely by such propulsion system and ridden by an operator who weighs 170 pounds.
- (5) *Gross weight* means the weight of a vehicle without load plus the weight of any load thereon.
- (6) *Low-speed vehicle or LSV* means any four-wheeled electric vehicle whose top speed attainable in one mile is greater than 20 miles per hour but not greater than 25 miles per hour on a paved level surface and which is manufactured in

compliance with those federal motor vehicle safety standards for low-speed vehicles set forth in 49 C.F.R. Section 571.500, as amended.

- (7) *Moped* means a motor driven cycle equipped with two or three wheels, with or without foot pedals to permit muscular propulsion, and an independent power source providing a maximum of two brake horsepower. If a combustion engine is used, the maximum piston or rotor displacement shall be 3.05 cubic inches (50 cubic centimeters) regardless of the number of chambers in such power source. The power source shall be capable of propelling the vehicle, unassisted, at a speed not to exceed 30 miles per hour (48.28 kilometers per hour) on level road surface and shall be equipped with a power drive system that functions directly or automatically only, not requiring clutching or shifting by the operator after the drive system is engaged.
- (8) *Motorcycle* means every motor vehicle having a seat or saddle for the use of the rider and designed to travel on not more than three wheels in contact with the ground, but excluding a tractor, all-terrain vehicle, dirt bike, and moped.
- (9) *Motorized cart* means every motor vehicle having no less than four wheels and an unladen weight of 1,300 pounds or less and which cannot operate at more than 20 miles per hour. Motorized carts may include, but are not necessarily limited to, "golf carts" or "golf cars."
- (10) *Motor driven cycle* means every motorcycle, including every motor scooter, with a motor, which produces not to exceed five brake horsepower, every bicycle with a motor attached, and every moped.
- (11) *Motorized play vehicle* means a coaster, scooter, pocket bike, any other alternatively fueled device, or other motorized vehicle that is self-propelled by a motor engine, gas or electric, and is not otherwise defined in this Code as a "motorized cart," "low speed motor vehicle (LSMV)," "motor vehicle," "motorcycle," "electric bicycle," motorized skateboard," "electric personal assistive mobility device," or "motorized wheelchair".
- (12) *Motorized skateboard or motorized scooter* means a self-propelled device that has a motor, gas or electric, a deck upon which a person may ride, not equipped with a seat, and at least two tandem wheels in contact with the ground and which is not otherwise defined in this Code as a "motor vehicle," "motorcycle," "motorized play vehicle," "electric personal assistive mobility device," or "motorized wheelchair."
- (13) *Motorized wheelchair* means a self-propelled wheelchair that is used by a physically disabled person for mobility.
- (14) *Pocket motorcycle or pocket bike* means a two-wheeled vehicle other than a motor vehicle, bicycle with helper motor or a motorized scooter and which is propelled by an internal combustion engine, electric motor or other mechanical means, is capable of carrying a rider and/or passenger at a speed in excess of 20 miles per

hour, and is designed to replicate the general appearance of a motorcycle, regardless of the scale of the replication which does not meet Federal Motor Vehicle Safety Standards.

- (15) *Sidewalk* means a paved area of generally five feet in width or less that is designed or intended for the use of pedestrian traffic only.
- (16) *Utility terrain vehicle or UTV* means any motorized vehicle with a combustion engine designed for off-road use equipped with four or six tires and seats inside a roll cage or contained within the body of the vehicle, with or without seat belts, and a steering wheel and a pickup truck style bed. They may not be used on public streets, roads or highways unless it meets the definition of a personal transportation vehicle which is a "farm use vehicle" and is exclusively used in compliance with O.C.G.A. § 40-6-305.

Sec. 13-52. – Operation regulations ATVs (all-terrain vehicles).

- (a) No person shall operate an ATV on public streets, roads, or highways unless it meets the definition of an all-terrain vehicle which is a "farm use vehicle" and is exclusively used in compliance with O.C.G.A. 40-6-305.
- (b) No person shall operate an ATV on any public sidewalk, public park, public or private parking lot, public trail, public shared multi-use path, public bicycle path, and all other public property.
- (c) ATVs are permitted on private residential property with the permission of the property owner. In the case of residential property commonly owned by a homeowner association, the homeowner association may regulate such usage.
- (d) No ATV may be operated on any private commercial/industrial property unless the location where the vehicles are to be operated is inaccessible to normal pedestrian or vehicular traffic.
- (e) The parent, guardian, or legal custodian of any minor shall not authorize or knowingly permit such minor to violate any of the provisions of this section.
- (f) Any ATV owned by a governmental entity and which is operated in the performance of authorized duties or activities is exempt from the provisions of this section.
- (g) Temporary suspension of all or part of this section may be granted by the city council for special events.

Sec. 13-53. – Operation regulations UTVs (utility terrain vehicles).

- (a) No person shall operate an UTV on public streets, roads, or highways unless it meets the definition of an all-terrain vehicle which is a "farm use vehicle" and is exclusively used in compliance with O.C.G.A. 40-6-305.
- (b) No person shall operate an UTV on any public sidewalk, public park, public or private parking lot, public trail, public shared multi-use path, public bicycle path, and all other public property.
- (c) UTVs are permitted on private residential property with the permission of the property owner. In the case of residential property commonly owned by a homeowner association, the homeowner association may regulate such usage.
- (d) No UTV may be operated on any private commercial/industrial property unless the location where the vehicles are to be operated is inaccessible to normal pedestrian or vehicular traffic.
- (e) The parent, guardian, or legal custodian of any minor shall not authorize or knowingly permit such minor to violate any of the provisions of this section.
- (f) Any UTV owned by a governmental entity and which is operated in the performance of authorized duties or activities is exempt from the provisions of this section.
- (g) Temporary suspension of all or part of this section may be granted by the city council for special events.

Sec. 13-54. – Operation regulations pocket motorcycle or pocket bike.

No person shall operate a pocket motorcycle or pocket bike on public streets, public roadways, public sidewalks, public parks, public or private parking lots, public trails, public shared multi-use path, public bicycle path, and all other public property, or highways.

Sec. 13-55. – Motorized play vehicle motorized skateboard or motorized scooter; authorizations; prohibition; disclosure requirements.

- (a) No motorized play vehicle, motorized skateboard or motorized scooter may be operated on any public street, public roadway, public sidewalk, public park, public or private parking lot, public trail, public shared multi-use path, public bicycle path, and all other public property.
- (b) Motorized play vehicles, motorized skateboard or motorized scooter are permitted on private residential property with the permission of the property owner. In the case of residential property commonly owned by a homeowner association, the homeowner association may regulate such usage.
- (c) No motorized play vehicle, motorized skateboard or motorized scooter may be operated on any private commercial/industrial property unless the location where

the vehicles are to be operated is inaccessible to normal pedestrian or vehicular traffic.

- (d) The parent, guardian, or legal custodian of any minor shall not authorize or knowingly permit such minor to violate any of the provisions of this section.
- (e) Any motorized play vehicle, motorized skateboard or motorized scooter owned by a governmental entity and which is operated in the performance of authorized duties or activities is exempt from the provisions of this section.
- (f) Temporary suspension of all or part of this section may be granted by the city council for special events.

Sec. 13-56. – Operation regulations dirt bike.

- (a) No person shall operate a dirt bike on public streets, roads, or highways unless it is licensed and authorized by the state to use on public roads.
- (b) No person shall operate a dirt bike on any public sidewalk, public park, public or private parking lot, public trail, public shared multi-use path, public bicycle path, and all other public property.

Sec. 13-57. – Operation regulations LSV.

- (a) No person shall operate an LSV on public streets, roads, or highways unless it is licensed and authorized by the state to use on public roads, and meets all the requirements for an LSV as established by state law as the same may be amended from time to time.
- (b) No person shall operate an LSV on any public sidewalk, public park, public trail, public shared multi-use path, or public bicycle path.

Sec. 13-58. – Operation regulations motorized cart.

- (a) No person shall operate a motorized cart on public streets, roads, or highways, except for the limited purpose of crossing a street at a crossing designated for the crossing of such vehicles while engaging in a recreational sports activity to access various parts of the recreational sports activity complex.
- (b) No person shall operate motorized cart on any public sidewalk, public park, public trail, public shared multi-use path, or public bicycle path.

Sec. 13-59. – Hazardous activities and special rules.

Roads are for transportation by the various groups of permitted users. No individual or group shall engage in hazardous activities on the streets and those areas accessible by the public. Such hazardous activities, and the special rules pertaining to them, include, but are not limited to, the following:

- (1) Racing of any form, except for special events approved by the city.
- (2) Blocking of public access, except for special events approved by the city.
- (3) All laws and ordinances relative to alcohol and its use, including open container laws, which apply to traffic on the streets of the city.
- (4) All users of electric bicycles shall wear a properly fitted and fastened bicycle helmet which meets the standards of the American National Standards Institute or the Snell Memorial Foundation's Standards for Protective Headgear for Use in Bicycling or a motorcycle helmet while operating an electric bicycle on the recreational paths.
- (5) No one under the age of 15 shall operate an electric bicycle on the city streets.
- (6) All occupants shall wear seat belts on LSVs at all times the vehicle is moving.
- (7) All operators and passengers must remain seated at all times during the operation of the LSV. No person may sit on the operator's lap during the operation of the motorized cart and LSV.

Sec. 13-60. – Penalties.

- (a) Violations of the provisions of this article shall be heard in the municipal court of the city and subject to the penalties set forth in city Code section 1-8.
- (b) Any violation of this ordinance shall be charged against operator and, as may be applicable, the registered owner of the vehicle, and shall be punished as follows:
 - (1) For the first offense, a fine of not less than \$100.00;
 - (2) For the second offense, a fine of not less than \$300.00;
 - (3) For a third offense committed within one year of conviction for a second offense, a fine of \$500.00.

SECTION 2.

If any section, provision or clause of any part of this ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional,

such invalidity shall not be construed to affect the portions of this ordinance not so held to be invalid, or the application of this ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this ordinance would have been adopted had such invalid portion not been included herein.

SECTION 3.

All laws and parts of laws in conflict with this enactment are hereby repealed.

SECTION 4.

This ordinance shall be effective the day following its passage by the Council of the City of Dawsonville.

SO ADOPTED AND ORDAINED by the City Council of Dawsonville, Georgia, this _____ day of _____, 2024.

MAYOR AND DAWSONVILLE CITY COUNCIL

By: _____

John Walden, Mayor

Caleb Phillips, Council Member Post 1

William Illg, Council Member Post 2

Sandy Sawyer, Council Member Post 3

Mark French, Council Member Post 4

ATTESTED TO BY:

Beverly Banister, City Clerk

DRAFT



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 15

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

CITY COUNCIL MEETING DATE: 06/17/2024

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 CITY UPDATES

HISTORY/ FACTS / ISSUES:

SEE ATTACHED OUTLINE

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

Your Weekly Update...

CITY OF DAWSONVILLE

June 3 – June 9, 2024

GENERAL UPDATE

Food Truck Friday Night: Tonight, June 7th, we hope everyone can join us for our second Food Truck Friday Night of the year. From 5 PM to 8 PM, please join us at the Farmer's Market Pavilion for Bebo's Grill (BBQ), Chuy's Tacos, Brookton Catfish School, Old Dad's Wings, Pattykakes, IGY6 Coffee, Best Ice Cream on Wheels, live music, two inflatables – an obstacle course for children and a toddler's bouncy house. We hope you can join us for some great food, fun, and fellowship.

Planning & Zoning Director: Welcome to Ron Haynie, our new Planning & Zoning Director. He hit the ground running already addressing the potential of Adams Homes taking over Thunder Ridge, meeting with EPD about Eastwood homes, and addressing some AMP neighbor concerns for the special event Father's Day Weekend. Ron Haynie is a native of Michigan, however his ancestral roots are deep in Western North Carolina. He has lived in North Georgia since 1987 with shorter stays in Park City UT and Waynesville NC. He has 2 sons from the same marriage who were both raised in Cherokee County where they continue to live and work as they begin families of their own: Caleb- Fire Fighter and Lyndon- small business owner. In his personal life he enjoys working outdoors, trout fishing, hiking, and snow skiing. His passion beyond his sons is water. He has worked for several different North Georgia communities (Holly Springs, Gilmer County, Atlanta, and Milton) as Building Official, Plan Reviewer, City Administrator, and Building Inspector.

Ribbon Cutting – Pickleball, Basketball Courts & Skate Park: A good crowd came out in support of the Chamber of Commerce and our ribbon cutting for the new pickleball and basketball courts as well as the expanded skate park.

Rotary Club Employee of the Year Banquet: On June 20th, our Employee of the Year Annette Watson, along with the EOY's for Dawson County, the Sheriff's Office, and EMS will be celebrated at the Bowen's Art Center at the Rotary Club's Annual Banquet. Annette will be attending with Public Works Director Trampas Hansard and Mayor John Walden.

Rental Space – Distillery - Patio: Our work in the distillery is complete except relocation of one sprinkler. We anticipate Granddaddy Mimms starting their buildout in the immediate future with installation of their bar. Michael with Granddaddy Mimms has been hospitalized multiple times for some complications to routine surgery which has slowed their efforts. Work is nearing completion in the restaurant with only the delivery and installation of kitchen equipment complete, and we await approval of the suppression system from the Fire Marshal. Station House has completed installation of the lights. They hope to open in June. The patio renovation will begin later this summer.

Georgia Racing Hall OF Fame:

- The GRHOF has completed converting some bathroom space to storage.
- Demolition for the 50's garage and the simulators has started, and the donated Pella doors installation is underway.
- The Fire Marshal is demanding engineered drawings for the simulators. Our engineer and his architect are working on those now. We hope to have these submitted to the FM on May 31st.
- Upgrades are underway for the AV system.
- The new Pella accordion-style doors are nearing completion and look beautiful. The doors created a gap at the baseboard and to counteract that trip hazard, a redwood deck is being installed. They plan to put planter boxes on three sides and a gate for emergency exit all under a decorative pergola. This will make some impressive visual improvements to the rear of the museum as well as make the Pirkle Room more rentable and usable as it provides a small patio for pre and post events.

Your Weekly Update...

Impact Fees: We have revised the CIE component and with GMRC have two public hearings scheduled, one on June 20th and one on July 11th as part of the required Comprehensive Plan Revision. We hope to have the revised plan before the Council at the July meeting. Once approved, it will be resubmitted to the DCA for their approval.

Streetlight Conversion: GA Power will be converting all the streetlights the city is responsible for to LED, which should save power usage and be cost effective over the long haul.

Senior Assistance for Utility Bills: We learned that the Senior Center has some funding available to assist senior citizens on fixed budgets with their utility bills. Tracy is working with the Senior Center to identify customers who might benefit from this program.

Branding Development Committee: With the DDA we hosted our first Branding Development Committee Meeting with the plan that over the course of the summer, working with a consultant, some suggested branding for Dawsonville including the downtown can be completed. All eight of our committee members were in attendance. Thoroughbred Design Group, funded by DDA, is developing four concepts. Our next meeting is July 11th.

Placemaking Mural Project & Oral History: Two concepts proposal have been developed from two mural artists with proposals, seeking a third. Collaboration is underway for the oral history portion of the project being sponsored by UGA. Equipment provided by UGA is in Dawsonville possession and Renee Rogers has agreed to perform interviews and has been trained by UGA oral historian. Scheduling for the first 5 interviews is in process.

Dawson County Health Department: Discussions continue, as we met with the county this week. We are carrying out all our due diligence for the property swap with Ms. Sizemore on the 9S side.

DCA Historic Resource Survey for CLG \$6,000.00 Grant: With the City Council awarding the contract work is underway and about 75% complete.

FY2025 Budget Development: The FY2025 budget was presented by Finance Director Robin Gazaway at the City Council meeting on June 3rd and it will be on the agenda again June 17th.

Property Sales: We have been approached about the purchase of the property on Church Street and the City Council has approved the sale. The title search is complete, and it is owned by the DDA. We are moving forward accordingly.

Utility Rate Study: The City Council passed the three-phase rate study at our June 3rd meeting.

Governor's Office of Planning & Budget Grant for Water System Infrastructure due to Population Increase: No news on the grant we applied for offered by the Governor's Office of OPB that can be awarded to municipalities experiencing significant population increases. The grant request totaled \$1,154,720.00 and would be used to cover the cost of drilling and setting up operation of the new well. The grant requires a 75-25 match; so, our portion would be \$285,000.00. We have already budgeted in our Enterprise Fund for the total amount. If awarded, this could represent a savings of at least \$896,220.00. The plans and design for the well are complete.

Lead & Copper Pipe Grant: Staff have completed 75% of this labor-intensive project and are working on the last 25%.

Wastewater Treatment Plant: EPD is reviewing the NPDS permitting, and we anticipate approval of that and then the design should be approved. This is normally a six-month procedure, and we are two or three months into it. USDA will be evaluating the project in the immediate future for funding. The estimated cost is \$21 million. GBT is seeking a 50% grant and a 50% loan from the USDA. Our Finance Department was praised for their quick and accurate turnaround of USDA paperwork. The \$3.2 million grant from the Governor's Office must be obligated by the end of 2024 and expended by the end of 2026. Heavy Sludge Levels at Current WWTP: Due primarily to excessive sludge from poultry waste and age, our existing pond will need to be dredged soon, estimated cost just under \$1 million.

Your Weekly Update...

Generator Grants – GEMA: Staff have worked hard to prepare grant request packages that have been submitted to GEMA for several generators that would be permanently installed at several of our water wells, sewage lift stations, and City Hall. They continue to ask for additional information, which means the requests are getting some good interest. We will keep our fingers crossed and keep you informed as we move along.

Roads & Streets:

- **Improvements to Downtown Roundabout:** We await word from GDOT as to when the project will begin.
- **Shoal Creek Bridge Construction & Paving Project:** This project is underway.
- **Burt Creek Road:** The county is required to pave Burt Creek Road from Hwy 136 to the Lumpkin Campground Road, including the city's portion, as part of our SPLOST VII agreement. They plan to do full depth reclamation (FDR) on their sections. The county has completed and tabulated bids. Only one contractor applied, Blount Construction, and they have received the bid award. The City Council approved utilization of SPLOST VII to allow deep patch repairs to the city portion of the road.

Dawson County Hazard Mitigation Task Force: Last updated in 2018 with city participation, both the City Manager and the Public Works Director participated this week in a virtual working group revising the plan for 2023. The plan has been submitted to GEMA and FEMA. Once that step is completed, it will be returned to the City Council for adoption consideration.

Special Events: Our remaining 2024 Food Truck Night dates are July 12th, August 2nd, September 6, October 4, and November 23rd, which will also be our tree lighting event.

Main Street Park:

- **Playground & Shade:** Staff continue researching shade for various locations in the park and the dog park. We received \$10,000.00 from the Dawsonville Civitan Club which will be used for this project over the inclusive playground area. Impact Fees could be used to supplement this grant. The mini merry-go-around was repaired during this report period due to too much weight on the equipment. The zip line is down, broken by people exceeding the weight limit using the equipment. We are awaiting repair parts that are under warranty.
- **Picnic Shelters #1 and #3:** Electrical power has been installed at both shelters. Reservations continue to be very popular.
- **Disc Golf:** We began laying out the course extension, and once finalized and agreed upon by the school system, clearing the course will begin with installation of the baskets to follow soon after
- **Basketball Court & Pickleball Courts:** Both the pickleball and basketball courts have been receiving considerable use despite severe weather. Most evenings all four courts are full and there are usually people waiting their turn to play. We added some on court amenities this week.
- **Skate Park Expansion:** New equipment has been installed as has relocation of old elements to the new pad. Skate Park users are enjoying the larger, more challenging course. The old pad will be converted to a rest room and shelter assuming adequate funding is available. Planning is underway for a water fountain, benches, and a small shelter for shade at the new location. Landscape work by the Women's Club is underway.
- **Small Bathroom between Shelter #3 and Skate Park/Court Area:** We will be building a rest room to place at this location. We will also build a small shelter for shade. Impact Fees could help cover the costs of this work.
- **Water Fountains:** We continue evaluating additional locations for water fountains within the park, each costing about \$7,000.
- **Stage:** Staff are researching the purchase of a hydraulic, mobile stage We have learned that John Megal may be interested in sponsoring the amphitheater. Impact Fees could make the project a reality.
- **Dog Park:** Research into turf improvement, shade, and water fountain is underway.
- **Splash Pad:** Research into the possibility of adding this amenity is underway. The current cost estimate is over \$350,000.00. Impact Fees could help fund this project.

Your Weekly Update...

- **Power for Amphitheater & Christmas Tree Walk:** We are working with GA Power for additional power for the future amphitheater. Impact Fees could provide a great source of revenue for this project.
- **Cannery & Multi-use Facility:** Staff have been meeting with several interested individuals, groups, and agencies all interested in replacing the cannery that was once in our community. We are working to build a coalition of committed people and agencies that can join to design a facility and find grant funding for land acquisition, construction, and operation. Early vision sees the facility not only being a cannery, but a dual kitchen that includes incubator space, refrigerated cold/frozen storage, classroom, emergency shelter for warming needs and other weather events, etc.

Downtown Development & Marketing:

- **Downtown Dawsonville Comprehensive Strategic Plan:** Plan is finalized and needs to be promoted. Branding and social media development will help this effort. All ARC Grant reports are filed, and reimbursement funds should be processed soon.
- **Mural Project:** Met with mural artist Payton Holley, she will be submitting a concept and proposal. Will be meeting with mural artist Lauren Stumberg.

PIN Program Projects:

- Andrew Purcell, Creative Technologies major from Berry College.
 - Assisting with marketing and social media plan for downtown and developing public art projects.
 - Developing 3 proposed models to choose from for interpretive exhibits in the Living History Trail Project:
 - Public participation will be collected at July Food Truck Friday as well as by social media survey.
- Joanna Zwemke, Fine Arts major from UNG.
 - Assisting with marketing and social media plan for downtown and developing public art projects.
 - Developing three concepts for street crosswalk, median, and curb extension murals in the Historic district downtown, also potentially including planters.

Commissions Update: “Big Check” ceremonies are being scheduled for DDA grant awards to Peachy Paws Petspa and IGY6 Coffee.

Personnel: We continue to recruit and take applications for the Utility Collections Lead and Inspector. Clay remains out on leave. We held a staff meeting and luncheon with special guests from The Place presenting all the programs they have to offer.

Dates To Remember in The Coming Weeks

- June 7 – Food Truck Friday Night
- June 8 – Farmer’s Market
- June 10 – Planning Commission Meeting
- June 15 – Farmer’s Market
- June 16 – Happy Farther’s Day
- June 17 – City Council Meeting
- June 20 – Public Hearing Comprehensive Plan Update
- June 22 – GRHOF Independence Day Car Show
- June 24 – HPC Meeting
- June 29 – Farmer’s Market
- July 1 – Flags erected along highways for Independence Day
- July 4 – Independence Day Holiday
- July 6 – Farmer’s Market
- July 8 – Planning Commission Meeting
- July 11 - Public Hearing Comprehensive Plan Update
- July 11 – Downtown Branding Meeting

Your Weekly Update...

- July 12 – Food Truck Friday Night
- July 13 – Farmer’s Market
- July 15 – City Council Meeting (only CCM in July)
- July 17 – Staff Meeting
- July 20 – Farmer’s Market

PLANNING & ZONING DEPARTMENT UPDATE

ADMINISTRATION:

Christopher Sipos has requested a commercial site plan approval for 39 Creekstone Lane, currently zoning is PUD. **Application in review.**

LICENSES:

2024	Current Week	MTD - TOTAL	YTD - TOTAL
Business	8	8	91
RENEWALS THIS WEEK			
BUSINESS NAME	ADDRESS	PHONE #	CONTACT
Roots Hair Salon	54 Hwy 9 N Ste 110	706.531.5344	Emily Brooke Kent
ATD Contracting, Inc	412 Gold Bullion Dr West	678.448.8327	Jonie Stone
New Day of Dawson, LLC	336 Hwy 9 South	470.331.6891	Heather Glenn
Circle K	74 Hwy 9 North	704.583.5728	Pamela Spencer
Subway	74 Hwy 9 North	704.583.5728	Pamela Spencer
4 Seasons Home Inspections, LLC	237 Hwy 136 W	770.595.5725	Michael Phillips
Mattress Safe Inc	273 Hwy 9 South	770.205.5335	Wilbur Poston
Premier Auto Wire, LLC	110 Malala Drive	678.936.6696	Dave Smetts
NEW BUSINESS			
Business Closed	0	1	5
Modz Life dba Retro Styles	477 flowing Trail		Sean Dungan

ANNEXATION, VARIANCE, ZONING, COA, CU, ZSP:

ZSP-C2400113 – Jim Chapman Construction Group has petitioned an amendment site plan amendment to relocate residential units to make the development feasible without changing the number of units, entrances, or amenities; located at 2120 Perimeter Road (TMP 093 046, 093 047, 093 043, & 093 044). Public Hearing Dates: **Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for a decision on Monday, July 15, 2024.**

VAR C2400124: Jim Chapman Construction Group has requested to reduce the front building setback from 30 feet to 10 feet; located at 796 HWY 53 East and 2120 Perimeter Road (TMP 093 043, 093 044, 093 046, 093 047). **Public Hearing Dates: Planning Commission on Monday, June 10, 2024.**

ZA C2400125: Davis Engineering & Surveying has petitioned a zoning amendment for TMP D03 014 and 092B 011; located at 401 HWY 9 North from HB (Highway Business) and LI (Light Industrial) to R-6 (Multiple-Family Residential). Public Hearing Dates: **Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City**

Your Weekly Update...

Council for a decision on Monday, July 15, 2024.

PERMITS UPDATE:

2024 Permit Issued	This Week	MTD - TOTAL	YTD - TOTAL
Sign Permits		2	8
Residential Permits	0	0	23
Commercial Permits	0	0	4
Encroachment Permit	1	1	1
Building Inspections	8	8	433
Building CO's Issued	0	4	23
Minor Plat	1	1	4

Subdivision	# Of Lots	# Of Homes permitted	CO's Issued	
Silver Leaf (Maple Street) (active)	43	0	0	
Creekstone Phase 2	87	65	50	
Thunder Ridge Phase 2 (in-active)	18	0	0	
Thunder Ridge Phase 3 (in-active)	131	0	0	
Arbor West (active)	56	0	0	LDP Stage
Downtown Fausett (active)	24	6	0	
Gold Creek Town Homes (active)	32	0	0	LDP Stage
Villas at Dawsonville (active)	90	0	0	LDP Stage
Village at Maple Street active)	31	0	0	LDP Stage

COMMERCIAL CIVIL SITE STATUS:

- Gold Creek Townhomes: Active
- Swan Lake Spillway: Active
- The Village at Maple Street Townhomes: Active
- Villas at Dawsonville: Active

INSPECTOR REPORT

- Elliott Family Parkway (Buice): In-active
- Silver Leaf Townhomes: Firewalls Plan has been approved.
- Gold Creek Townhomes: Grading is underway, retaining wall installed, some areas have been grassed.
- Gold Creek Detention Pond: Monitoring BMPs.
- AMP Garage Condos Phase 3 Buildings 1-3: Tenant finishes are in progress.
- Village at Maple Street Townhomes: Waiting on Cook Communities revised plan exhibit for stormwater remediation. Letter sent to Cook Communities regarding maintenance and performance bonds.
- Villas at Dawsonville: 06.24.2024 – meeting with EPD onsite for a complaint regarding BMPs. EPD noted that the site is being maintained and just a couple of areas needed addressed due to the overnight rain fall with down trees. Retaining wall is currently being constructed.
- Downtown Fausett: Vertical building has started.

Your Weekly Update...

RESIDENTIAL CIVIL PLANS UNDER REVIEW/APPROVED:

- **Villas at Dawsonville (Hwy 53 West):** Plans approved, LDP issued.
- **Arbor West (Howser Mill):** Plans approved, LDP issued.
- **The Village at Maple Street Townhomes:** Plans approved; LDP issued.
- **Cornerstone:** Sent to engineer – Engineer 2nd Review comments sent to applicant.

COMMERCIAL CIVIL PLANS UNDER REVIEW/APPROVED:

- **Atlanta Motorsports Park:**
- **Ampere EV (195 Hwy 9 South):** sent engineer comments to developer.
- **Swan Lake Spillway:** LDP approved; construction in progress
- **Dawsonville Mule/Poker Room_118 Roy Hall Street:** Permit issued – received *approval from City's engineer and Fire Marshal.*
- **Circle K (Subway):** waiting on outside sign to be replaced.
- **Sedge Wren (next to Amicalola Propane/Marie Drive):** *Project inactive*
- **653 Hwy 9 South Parking Lot:** Developer resubmitted plans for project.



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 16

SUBJECT: _____ **STAFF REPORT: FINANCE DIRECTOR** _____

CITY COUNCIL MEETING DATE: 06/17/2024

BUDGET INFORMATION: GL ACCOUNT # _____ NA _____

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

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

PURPOSE FOR REQUEST:

TO PRESENT FUND BALANCE AND ACTIVITY THROUGH MAY 31, 2024

HISTORY/ FACTS / ISSUES:

SEE ATTACHED FINANCIAL REPORTS

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Director

CITY OF DAWSONVILLE, GEORGIA
GENERAL FUND
July 1, 2023 - May 31, 2024

92%

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	\$ 2,457,600	\$ 2,403,722	97.81%
Licenses and permits	92,300	102,724	111.29%
Intergovernmental revenues	6,000	110,520	1842.00%
Fees	297,550	359,347	120.77%
Other	409,895	245,396	59.87%
	<u>3,263,345</u>	<u>3,221,709</u>	<u>98.72%</u>
EXPENDITURES			
Department:			
Council	162,200	136,968	84.44%
Mayor	63,700	28,912	45.39%
Elections	20,000	932	4.66%
Administration	1,037,433	852,793	82.20%
City Hall building	174,460	202,016	115.80%
Animal control	2,040	475	23.28%
Roads	796,000	626,907	78.76%
Parks	104,000	94,582	90.94%
Planning and zoning	572,839	378,183	66.02%
Economic development	330,673	299,241	90.49%
	<u>3,263,345</u>	<u>2,621,009</u>	<u>80.32%</u>
TOTAL REVENUES OVER EXPENDITURES		600,700	
Transfer in From Reserves		<u>(600,700)</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA
WATER, SEWER, AND GARBAGE FUND
July 1, 2023 - May 31, 2024

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 895,000	\$ 907,709	101.42%
Sewer fees	916,000	1,075,327	117.39%
Garbage fees	230,200	323,677	140.61%
Miscellaneous	<u>556,507</u>	<u>209,297</u>	<u>37.61%</u>
Total revenues	<u>2,597,707</u>	<u>2,516,010</u>	<u>96.86%</u>
EXPENDITURES			
Depreciation	633,000	625,567	98.83%
Garbage service	230,200	321,114	139.49%
Group insurance	200,000	94,708	47.35%
Insurance	600	44,728	7454.67%
Interest	87,450	63,742	72.89%
Payroll taxes	36,000	24,144	67.07%
Professional	201,000	154,187	76.71%
Miscellaneous	166,205	396,985	238.85%
Repairs/supplies	274,000	301,209	109.93%
Retirement	30,000	26,774	89.25%
Salaries	451,852	321,232	71.09%
Technical services	88,000	105,075	119.40%
Utilities	<u>199,400</u>	<u>169,741</u>	<u>85.13%</u>
Total expenditures	<u>2,597,707</u>	<u>2,649,206</u>	<u>101.98%</u>
INCOME (LOSS)		<u><u>(133,196)</u></u>	

CITY OF DAWSONVILLE, GEORGIA
 SPLOST VI
 July 1, 2023 - May 31, 2024

SPLOST VI

	Budget	Actual	Percentage
REVENUES			
Taxes	-	-	#DIV/0!
Interest	-	1,301	#DIV/0!
Other	59,000	-	0.00%
Total revenues	59,000	1,301	2.21%
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	125	#DIV/0!
Roads and sidewalks	-	-	#DIV/0!
Public works equipment - roads	50,000	-	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	8,250	91.67%
Parks and recreation	-	-	0.00%
Total expenditures	59,000	8,375	14.19%
TOTAL REVENUES OVER EXPENDITURES		(7,074)	
Transfer in From Reserves		7,074	
NET CHANGE IN FUND BALANCE		-	

CITY OF DAWSONVILLE, GEORGIA
 SPLOST VII
 July 1, 2023 - May 31, 2024

SPLOST VII

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	1,000,000	1,113,746	111.37%
Interest	21,000	73,317	349.13%
Other	<u>1,679,000</u>	<u>-</u>	<u>0.00%</u>
 Total revenues	 <u>2,700,000</u>	 <u>1,187,063</u>	 <u>43.97%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	250,000	409,470	163.79%
Roads and sidewalks	1,000,000	113,089	11.31%
Public works equipment - roads	65,000	-	0.00%
Land Acq. / Downtown	-	-	0.00%
Public works equipment - sewer	780,000	-	0.00%
Water projects/Sewer Projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	-	-	#DIV/0!
Parks and recreation	<u>605,000</u>	<u>413,897</u>	<u>0.00%</u>
 Total expenditures	 <u>2,700,000</u>	 <u>936,456</u>	 <u>34.68%</u>
 TOTAL REVENUES OVER EXPENDITURES		 250,607	
 Transfer in From Reserves		 <u>(250,607)</u>	
 NET CHANGE IN FUND BALANCE		 <u><u>-</u></u>	