

AGENDA
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Thursday, January 9, 2025
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 and Work Session held December 16, 2024
 - Executive Session held December 16, 2024
 - Special Called Meeting held December 23, 2024
 - Executive Session held December 23, 2024
 - b. Approve and Set Qualifying Fees for the 2025 Municipal Election
8. Employee Recognition

BUSINESS

9. ZA-C2500044: Habitat for Humanity-NCG has petitioned to rezone 3.128 acres, Located at Stegall Place (TMP D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009, & D01 047 010) from R-2 (Single-Family Residential District) to RCT (Residential Cottage). The applicant is proposing 22 cottages. Public Hearing Dates: Planning Commission on Monday, December 09, 2024, and City Council on Monday, December 16, 2024. City Council for a decision on Thursday, January 9, 2025.
10. Special Called Meeting for Mayor & Council Retreat
11. 2025 Vape License for SIF Investment LLC
12. Uncollected Debt on Utility Accounts

PUBLIC HEARING(S)

13. VAR-C2500068: Hardeman Communities, Inc (Creekstone Subdivision) has requested a variance for a reduced front setback from the required 20 feet to 15 feet; located at TMP 083 026 189, 210 Timber Ridge, Lot 64, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.
14. VAR-C2500069: Hardeman Communities, Inc (Creekstone Subdivision) has requested a variance for a reduced front setback from the required 20 feet to 10 feet; located at TMP 083 026 190, 224 Timber Ridge, Lot 65, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.
15. VAR-C2500072: Habitat for Humanity-NCG has requested a variance for a reduced exterior buffer from the required 50 feet to 30 feet; located at TMP D01 047 005-010, Stegall Place, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.
16. VAR-C2500073: Habitat for Humanity-NCG has requested a variance for an increase in the minimum home square feet from 1,000 square feet to 1,500 square feet; located at TMP D01 047 005-010, Stegall Place, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

STAFF REPORTS

17. Bob Bolz, City Manager
18. 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, February 3, 2025

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



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7

SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 01/09/2025

PURPOSE FOR REQUEST:

CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED SUPPORTING DOCUMENTS

- a. Approve Minutes
 - Regular Meeting and Work Session held December 16, 2024
 - Executive Session held December 16, 2024
 - Special Called Meeting held December 23, 2024
 - Executive Session held December 23, 2024
 - b. Approve and Set Qualifying Fees for the 2025 Municipal Election
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 01/09/2025

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 AND WORK SESSION HELD DECEMBER 16, 2024**
 - **EXECUTIVE SESSION HELD DECEMBER 16, 2024**
 - **SPECIAL CALLED MEETING HELD DECEMBER 23, 2024**
 - **EXECUTIVE SESSION HELD DECEMBER 23, 2024**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 16, 2024
5:00 P.M.

1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember William Illg, 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, Downtown Development Director Amanda Edmondson and Planning Director Ron Haynie.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember French.
4. **ANNOUNCEMENTS:** Mayor Walden thanked everyone who came out and celebrated the 165th Anniversary of the founding of the City. He also wished everyone a Merry Christmas and Happy New Year.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by W. Illg; second by M. French Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a-e) made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting held December 2, 2024
 - Executive Session held December 2, 2024
 - b. Approve the Two Year Appointment of Municipal Court Judge Ronald Reemsnyder and Agreement
 - c. Approve 2025 Professional Services
 - **City Attorney – Tallant Howell**
 - **Auditor – Alexander, Almand and Bangs LLP**
 - **Engineers – Turnipseed Engineers, Inc.**
BField Engineering, LLC
Civil Engineering Consultants, Inc.
 - **City Solicitor – Jonah Howell**
 - **Wastewater Testing – Environmental Management Services**
 - **Geologist – A&S Environmental Services**
 - **Repair/Installation of Water & Sewer Infrastructure – Townley Construction**
 - **Airport Consultant Engineering Services – Lead Edge Design Group**
 - **Long Term Water Quality Monitoring – Vanasse Hangen Brustlin, Inc.**
 - d. Approve 2025 Mayor and Council Board Designations and Compensation
Compensation of one meeting per month as designated below when attended:
 - **Planning Commission – Caleb Phillips**
 - **Historic Preservation Commission – Mark French**
 - **Downtown Development Authority – William Illg**
 - **Family Connection – Sandy Sawyer**
 - **Board of Health – Mark French**
 - **Animal Control Board – Caleb Phillips**
 - **Chamber of Commerce – Mayor or Mayor Pro-Tem**
 - **Dawsonville History Museum – Mayor or Mayor Pro-Tem**
 - **Georgia Municipal Association – Mayor or Mayor Pro-Tem**
 - **Georgia Mountain Regional Commission – Mayor or Mayor Pro-Tem**
 - e. Approve Intergovernmental Agreement with Dawson County: 2025 Municipal Election
8. **EMPLOYEE RECOGNITION:** The Mayor and Council awarded John Tatum a three year service award and Stacy Harris received a seven year service award. City Manager Bolz announced the November Employee of the Month was Sara Beacham who was not in attendance.

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
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PUBLIC HEARING

9. **ZA-C2500044**: Habitat for Humanity-NCG has petitioned to rezone 3.128 acres, Located at Stegall Place (TMP D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009, & D01 047 010) from R-2 (Single-Family Residential District) to RCT (Residential Cottage). The applicant is proposing 22 cottages. Public Hearing Dates: Planning Commission on Monday, December 09, 2024, and City Council on Monday, December 16, 2024. City Council for a decision on Thursday, January 9, 2025.

Planning Director Ron Haynie read the rezone request.

Motion to open the public hearing made by M. French; second by W. Illg. Vote carried unanimously in favor. Mayor Walden conducted the public hearing.

The following person(s) spoke in favor of the request:

- Hal Stringer, 3594 Morningwood Ct., Suwanee, Georgia – As a representative from Habitat for Humanity he provided an overview of the statistics and business model of Habitat for Humanity. He further included data concerning supply vs. demand and their intent for the community they'd like to build within the City.

The ten minute allowance for the public hearing expired. Motion to extend the public hearing by five minutes for both sides made by M. French; second by C. Phillips. Vote carried unanimously in favor.

- Mr. Stringer further emphasized their intention to provide a showcase property providing well built, energy efficient and pedestrian friendly homes which helps solve the middle and senior housing crisis.
- Caleb Regnier, 7306 Jordan Lane, Dawsonville, Georgia – He advocated for the Habitat for Humanity model claiming it would help meet a need to be able to purchase affordable starter homes within the community.

The following person(s) spoke in opposition to the request:

- Shon Geddes, 4085 Copper Leaf Lane, Cumming, Georgia – He stated he owns several investment properties near the site of the proposed development and he spoke against the requested variances (not on this agenda) and about an increased number of people which creates the concern for parking. He also shared concerns regarding potential landscaping noise, the location of the dumpster and would like there to be an evergreen privacy buffer. He did state he is not against Habitat for Humanity but would like to see the Council think through the first-time Cottage zoning designation in the downtown area.

Motion to close the public hearing made by W. Illg; second by M. French. Vote carried unanimously in favor.

Councilmember Illg stated he likes the design of the cottages and the community aspect and believes it will fill a need for affordable homes; however, he does have concerns about parallel parking on Stegall Place which could pose problems and asked about additional parking options within the community. He further stated he is concerned about the future residents, fifteen to thirty years from now, who were not original owners and didn't labor with the community to build it. He also inquired how the HOA would work and the landscaping of the properties.

Corey Guthrie, the engineer working on the project, stated they could consider other alternatives for parking to eliminate parallel parking on Stegall Place. Regarding the HOA, Mr. Stringer from Habitat for Humanity stated the HOA is important to us and self-governance is the key to keeping this subdivision preserved but to date, the HOA has not been structured. He said there have been concerns of rentals but Habitat for Humanity does not allow persons holding a mortgage with them to rent their home and would consider adding a ten percent inclusion to the covenants of the HOA to limit renters. He also stated the intention would be to have one landscaping contract.

Councilmember Sawyer asked why this piece of property in the City of Dawsonville was chosen for the project. Mr. Stringer stated this property became available and had a wastewater connection

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plus they like the area and want to be here. She further asked about the density and wanted to know if it could be lowered, saying the original proposal was for less housing. Mr. Stringer stated they became aware of data that suggested a lot of seniors were being displaced from their homes and changed some of the homes from three bedrooms to one and two bedroom homes. He also said the density helps with lowering the overall cost of the homes but being in the working phase, it could be reduced. Councilmember Sawyer again stated her concern about the density since there is a lot of construction occurring within the quarter to half-mile radius of this project. She would also like to see amenities within the community and would like them defined and laid out for review. Mr. Stringer said there is a community center planned and a playground. Lastly, she wanted confirmation that all of the homes were detached and not duplexes; Mr. Stringer stated they are all detached with the intention to have a raised foundation.

Councilmember Phillips asked Mr. Guthrie if the sewer would have to be pumped to the City and where it might be located. Mr. Guthrie confirmed that it would need to be pumped and would likely be located in the greenspace on the northeast side of the property.

Councilmember French asked Mr. Stringer if this is the only property being considered for this project; Mr. Stringer responded yes. Councilmember French also asked whether or not the HOA will have the ability to place on a lien on a property that is not being maintained properly; Mr. Stringer responded yes that would be the intention but reiterated the HOA has not yet been structured.

Councilmember Sawyer asked whether or not Habitat for Humanity owns this property; Mr. Stringer responded yes.

Mayor Walden asked about the original design presented to him which had twelve to fifteen units versus the latest design which contains twenty-two units and wanted to understand why the units had increased. Mr. Stringer stated he did originally produce a design with less units but larger in size and explained the architect didn't think the layout worked well. Mr. Stringer then received the data concerning the need for one bedroom units and wanted to meet that need resulting in additional units but smaller in size. Mayor Walden expressed his concern for safety and privacy and feels the units seem a bit cramped. Mr. Stringer explained it does contribute to the overall community feeling for the development but the number of units could be decreased.

Councilmember Illg asked if the architect had designed other communities like this one and if so, he would like to take a look at them. Mr. Stringer stated he would have to find out. Councilmember Phillips agreed that it would be helpful if they could see one of the communities before the next meeting.

Councilmember Sawyer wanted to know if all the homes had driveways. Mr. Guthrie stated there is a mixture but, in some areas, there is centralized parking to keep all the front of the homes facing a greenspace which contributes to the elements of the cottage designation.

Councilmember Phillips asked about the type of material for siding; Mr. Stringer stated they use Hardie board. Councilmember Phillips asked Attorney Tallant whether or not the Council could place stipulations on the HOA covenants despite there being no HOA in existence yet; Attorney Tallant replied they could.

BUSINESS

- 10. FY 2023-2024 FINANCIAL AUDIT:** Motion to accept the FY 2023-2024 audit as presented by Alexandar, Almand & Bangs at the December 2, 2024 meeting made by W. Illg; second by M. French. Vote carried unanimously in favor.
- 11. 2025 VAPE LICENSES:** Motion to approve four 2025 vape licenses as presented made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
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12. **DAWSON COUNTY BOARD OF EDUCATION: REQUEST FOR DEVELOPMENT AND BUILDING PERMIT FEE WAIVER:** Motion to approve the waiver for permit fees for the Dawson County Board of Education for Phase 2 of the Dawson County High School Baseball & Softball Complex in the amount of \$4,931.95 made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.
13. **RESOLUTION NO. R2024-08: RAISE GRANT:** Motion to approve Resolution No. R2024-08 as presented made by W. Illg; second by C. Phillips. Vote carried unanimously in favor. (Exhibit "A")
14. **GEORGIA POWER COMPANY: GRANT SUPPORT OF FEASIBILITY STUDY OF A CANNERY AND SHARED KITCHEN BUSINESS INCUBATION PROJECT:** Motion to accept the \$12,000 grant from the Georgia Power Company made by M. French; second by S. Sawyer. Vote carried unanimously in favor.
15. **CAMERA SYSTEM UPGRADE:** Motion to approve a bid from All Secure Alert Systems Inc. in the amount of \$23,875.50 for the placement of additional cameras in Main Street Park and to approve adding audio capabilities to the City Hall lobby camera made by W. Illg; second by M. French. Short discussion regarding adding more cameras for a full view of the parking lot. Vote carried unanimously in favor.
16. **2025 MAYOR PRO TEMPORE APPOINTMENT:** Motion to appoint Caleb Phillips as the 2025 Mayor Pro Tempore made by W. Illg; second by S. Sawyer. Vote carried three in favor (Illg, Sawyer, French) with one abstained (Phillips).

STAFF REPORTS

17. **BOB BOLZ, CITY MANAGER:** City Manager Bolz presented his report in the agenda packet and reported the leak adjustment total was \$467.60.
18. **ROBIN GAZAWAY, FINANCE DIRECTOR:** (Not in attendance) Finance Director Gazaway provided the financial reports representing fund balances and activity through November 30, 2024 in the agenda packet.

MAYOR AND COUNCIL REPORTS:

Mayor Walden reported Granddaddy Mimms ran their first batch of distilled spirits in their new location next door.

EXECUTIVE SESSION

At 6:00 p.m. a motion to close regular session and go into executive session for real estate acquisition, pending/potential litigation and/or personnel was made by M. French; second by C. Phillips. Vote carried unanimously in favor.

At 6:34 p.m. a motion to close executive session was made by C. Phillips; second by M. French. Vote carried unanimously in favor.

Motion to resume regular session was made by M. French; second by C. Phillips. Vote carried unanimously in favor.

ADJOURNMENT

At 6:35 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by C. Phillips. Vote carried three in favor (Phillips, Sawyer, Walden) with two opposed (French, Illg).

Approved this 9th day of January 2025

By: CITY OF DAWSONVILLE

John Walden, Mayor

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 16, 2024
5:00 P.M.

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

DRAFT

STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor John Walden, Councilmember Caleb Phillips, Councilmember William Illg, Councilmember Sandra Sawyer and Councilmember Mark French; being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1. The City of Dawsonville Council met in a duly advertised meeting on December 16, 2024.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 6⁰⁰ p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____;

Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);

Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

Other _____ as provided in: _____.

This 16th day of December 2024; By the City of Dawsonville, Mayor and Council:



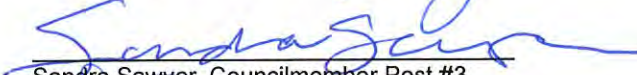
John Walden, Mayor



Caleb Phillips, Councilmember Post #1



William Illg, Councilmember Post #2

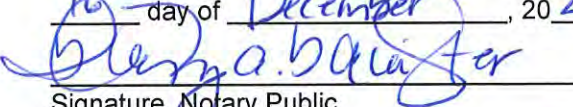


Sandra Sawyer, Councilmember Post #3



Mark French, Councilmember Post #4

Sworn to and subscribed before me this
16 day of December, 2024.



Signature, Notary Public

My Commission expires: Feb 18, 2028



RESOLUTION NO. R2024-08

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DAWSONVILLE, GEORGIA TO SEEK RAISE GRANT ASSISTANCE FROM THE US DEPARTMENT OF TRANSPORTATION FOR HIGHWAY 53 PEDESTRIAN IMPROVEMENTS

WHEREAS, the City of Dawsonville is duly constituted under the laws of Georgia; and,

WHEREAS, in every case, it is the intention of the City of Dawsonville to develop opportunities for the public good and the general welfare of the citizens of the City of Dawsonville and the State of Georgia; and,

WHEREAS, the proposed Highway 53 pedestrian improvement project will have a significant local and regional impact on traffic and pedestrian safety, advance the City of Dawsonville and the U.S. Department of Transportation’s priorities of safety, equity, climate and sustainability, and workforce development, job quality and wealth creation; and,

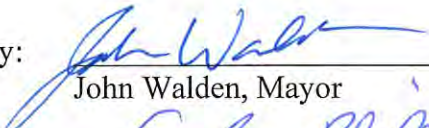
WHEREAS, the health, safety, and general welfare of the residents of the City of Dawsonville is essential to the well-being of the City, and,

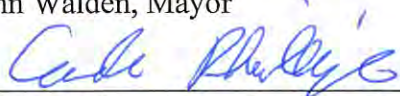
WHEREAS, the financing of the project through the FY2025 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program is critical to adequately addressing the needs of the residents of the City of Dawsonville; and,

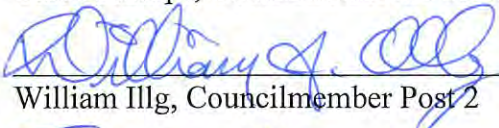
NOW, THEREFORE BE IT RESOLVED that the City of Dawsonville will seek RAISE Grant Assistance from the U.S. Department of Transportation as a necessary funding component for this project.


PASSED AND ADOPTED by the City Council of the City of Dawsonville, Georgia this 16th day of December, 2024.

MAYOR AND DAWSONVILLE CITY COUNCIL

By: 
John Walden, Mayor

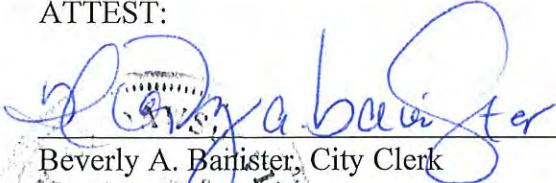

Caleb Phillips, Councilmember Post 1

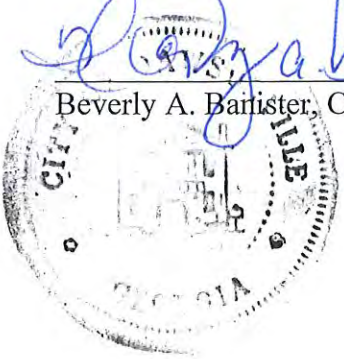

William Illg, Councilmember Post 2


Sandy Sawyer, Councilmember Post 3


Mark French, Councilmember Post 4

ATTEST:


Beverly A. Barister, City Clerk



MINUTES
CITY COUNCIL SPECIAL CALLED MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 23, 2024
5:00 P.M.

1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 5:00 p.m.
2. **ROLL CALL:** Present were Councilmember William Illg, Councilmember Sandy Sawyer, Councilmember Mark French, Councilmember Caleb Phillips, City Attorney Kevin Tallant, City Manager Bob Bolz and City Clerk Beverly Banister.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Phillips.
4. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by W. Illg; second by M. French. Vote carried unanimously in favor.
5. **PUBLIC INPUT:** None
6. **EXECUTIVE SESSION:** Motion made at 5:01 p.m. to close regular session and go into executive session for real estate acquisition, pending/potential litigation and/or personnel by M. French; second by S. Sawyer. Vote carried unanimously in favor.

At 6:15 p.m. a motion to close executive session was made by W. Illg; second by S. Sawyer. Vote carried three in favor (French, Illg, Sawyer) with one absent (Phillips). Councilmember Phillips left shortly before the executive session was adjourned.

Motion to resume regular session made by M. French; second by W. Illg. Vote carried three in favor (French, Illg, Sawyer) with one absent (Phillips).
7. **ADJOURNMENT:** Motion made at 6:16 p.m. to adjourn the meeting by M. French; second by W. Illg. Vote carried three in favor (French, Illg, Sawyer) with one absent (Phillips)

Approved this 9th day of January 2025.

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

STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor John Walden, Councilmember Caleb Phillips, Councilmember William Illg, Councilmember Sandra Sawyer and Councilmember Mark French; being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1. The City of Dawsonville Council met in a duly advertised meeting on December 23, 2024.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5⁰¹ p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____;

Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);

Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

Other _____ as provided in: _____.

This 23rd day of December 2024; By the City of Dawsonville, Mayor and Council:

[Signature]
John Walden, Mayor

[Signature]
Caleb Phillips, Councilmember Post #1

[Signature]
William Illg, Councilmember Post #2

[Signature]
Sandra Sawyer, Councilmember Post #3

[Signature]
Mark French, Councilmember Post #4

Sworn to and subscribed before me this 23 day of December, 2024.
[Signature]
Signature, Notary Public

My Commission expires: Feb. 18, 2028





DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7b

SUBJECT: APPROVE AND SET QUALIFYING FEES FOR THE 2025 MUNICIPAL ELECTION

CITY COUNCIL MEETING DATE: 01/09/2025

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 APPROVE AND SET THE QUALIFYING FEE FOR COUNCILMEMBER POST #2 AND POST #4 FOR THE 2025 ELECTION

COUNCILMEMBER QUALIFYING FEE IS \$265.00

HISTORY/ FACTS / ISSUES:

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

THE ACTUAL DAYS AND HOURS OF THE QUALIFYING PERIOD WILL BE SET BY THE ELECTIONS SUPERINTENDENT AND USUALLY OCCUR DURING THE THIRD WEEK OF AUGUST

OPTIONS:

APPROVE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 01/09/2025

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: Map Amendment ZA-C2500044

CITY COUNCIL MEETING DATE: 01/09/2025

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:

ZA-C2500044 Request to rezone 3.128 acres located at Stegall Place (TMP D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009, D01 047 010) from R-2 to RCT Residential Cottage.

HISTORY/ FACTS / ISSUES: See staff report.

OPTIONS: Approve/Disapprove

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Ron Haynie Planning Director

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



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

PLANNING STAFF REPORT

APPLICANT: Hal Stringer for Habitat for Humanity – NCG

AMENDMENT: ZA C2500044

REQUEST: Rezone Six (6) adjacent lots from R2 to RCT (Residential Cottages)

CURRENT ZONING: R2

SIZE: Six (6) adjacent lots totaling 3.128 acres

LOCATION: Northwest quadrant of the intersection of Maple Street
South and Stegall Place

TAX PARCELS: D01 047 010, D01 0470 009, D01 047 008, D01 047 007, D01 0047
006, D01 047 005

PLANNING COMMISSION HEARING DATE: Monday, December 9, 2024 Voted 3Y/2N Approval
recommended

CITY COUNCIL HEARING DATE: Monday, December 16, 2024

CITY COUNCIL MEETING DATE: Thursday, January 09, 2025

APPLICANT PROPOSAL

The applicant is proposing 22 individually parceled lots for 22 cottage style single family dwellings with a community center and common space.

SURROUNDING PROPERTIES

To the west, south and east there are residential properties which have existed for several years. To the north is a county owned business use.

HISTORY

The site has been wooded lots for decades and is zoned R-2, Habitat for Humanity has considered the site for less dense development.

ANALYSIS

- This is the first time RCT zoning has been requested in the City, please refer to Article XXI. – RCT (Residential Cottage) ordinance provided in the agenda packet for complete zoning requirements.

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- Please pay special attention to the parallel street parking on Stegall and consider how it will function logistically.
- The proposal appears to provide the required number of parking spaces with stacked parking adjacent to the homes.
- The ordinance is not direct on the subject of amenities and one small structure is provided as a community center.
- On 12/09/2024 Planning Commission voted 3Y/2N to recommend that City Council approve the rezoning request.

RECOMMENDATIONS

- As this project is site plan specific, staff recommends considering the entire process along with the variance request(s) that will go before City Council on Thursday, January 9, 2025.
- Staff recommends that the Planning Commission, Mayor and City Council consider amenities to be included with the project.

Respectfully submitted,
Planning Staff

ARTICLE XXI. - RCT, RESIDENTIAL COTTAGE

Sec. 2101. - Purpose and intent.

The trend toward smaller houses has become a social movement. People are choosing to downsize the space they live in, simplify, and live with less. People are embracing this life philosophy and the freedom that accompanies the smaller more economical house lifestyle. The residential cottage district is intended to provide single-family individual cottages and micro-planned/pocket developments with construction of small single-family cottages.

(Ord. of 12-3-2018)

Sec. 2102. - Permitted uses.

1. The construction of single-family cottages as allowable by current building codes not to exceed 1000 square feet in size on a minimum of one acre of land.
2. Additionally, RTC will allow for the construction of single-family cottages as allowable by current building codes in groups as a micro-planned/pocket development with a density of eight units per acre with a minimum of six cottage units not to exceed 12 cottages units per cluster.

(Ord. of 12-3-2018)

Sec. 2103. - Micro-planned/pocket development regulations.

1. Site plan approval by the planning commission and the mayor and council is required. Site lots should be designed and laid out in a clusters and shall have a central common area (see illustration).



2. Lots. Each cottage shall be located on its own lot of record, and subdivision plat approval shall be required in accordance with the City of Dawsonville Regulations. All other land areas within the micro-development shall be under common ownership.
3. Clusters shall consist of six to 12 cottage units. There shall be a minimum separation between clusters of 50 maintained in an undisturbed buffer.
- 4.

Streets. All streets within a micro-planned development shall be built to city specifications as provided in the city development regulations and dedicated to the city.

5. Parking. Insofar as practicable, common parking areas comprised of pervious pavement shall be provided with walkways to a central common area as well as to each cottage. Parking facilities shall be grouped with no less than three spaces each. Minimum parking required shall be two per cottage unit.
6. All structures must be either site built or industrialized (modular) homes and placed on a permanent foundation. Structures shall not be placed in a way which would block the occupants' view of the central common area.
7. Privacy between cottage units: Dwellings shall be designed so that no window peers into the living space of adjacent dwellings closer than 30 feet apart. This may be accomplished by:
 - a. "Nesting" dwellings with open and closed sides: the open side may have windows facing its own side or rear yard, while the closed side may have high windows, translucent windows, or skylights to bring in ample light while preserving privacy.
8. Open space/green space. The site shall be at a minimum 50 percent greenspace for micro-planned developments. Each unit shall have 300 square feet of private open space and a minimum of 3,000 square feet of common area open space. Additionally, At least 75 percent of the dwelling units of each cluster shall abut the common open space; and all of the dwelling units shall be within 60 feet walking distance measured from the nearest entrance of the dwelling along the shortest safe walking route to the nearest point of the common open space. The common open space shall have dwellings abutting at least two sides.
9. Buffers. A 50-foot undisturbed buffer shall be required along the property lines where a residential cottage micro-planned development abuts a zoning district other than RCT.
10. Amenity areas such as a community center, central gazebo, playgrounds, etc. are required.

(Ord. of 12-3-2018)

Sec. 2104. - Prohibited uses.

1. Commercial uses.
2. Industrial uses.
3. Animals, which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Animals such as dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted. Horses are prohibited on lots less than three acres.
4. Any use not permitted in accord with the terms hereof.



City of Dawsonville

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

Zoning Amendment
Application

ZA-C2500044

Application#: ZA C2500044

Applicant Name(s): Hal Stringer for Habitat for Humanity - NCG

Address: 814 Mimosa Blvd Bldg C City: Roswell, GA Zip: 30075

Cell Phone: Email: hstringer@habitat-ncg.org

Signature(s) Date

Property Address: Stegall Pl.

Directions to Property from City Hall: Take a right out of city hall onto Hwy 53. Follow Hwy 53 until you get to Maple St. Take a left and follow until you get to Stegall PL. Site is on your right directly.

Tax Map Parcel #: D01 047 010, D01 047 009, D01 047 008, D01 047 007, D01 047 006 & D01 047 005 Current Zoning: R-2

Land Lot(s): 439 & 446 District: 4TH Section: 1ST

Subdivision Name: The Cottages of Dawsonville Lot #

Acres: 3.128 ac Current use of property: Undeveloped and wooded

Has a past request of Rezone of this property been made before? No If yes, provide ZA#

The applicant request:

Rezoning to Zoning category: RCT Conditional Use permit for:

Proposed use of property if rezoned: Cottage style community

Residential #of lots proposed: 22 Minimum lot size proposed 1000 (Include Conceptual Plan)

Amenity area proposed Yes, if yes, what Community center

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

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

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

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

Road name: Stegall Pl 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.

Signature of Applicant (Handwritten: Hal Stringer)

Date (Handwritten: 11-5-2024)

Table with 2 columns: Office Use Only (Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, Approved by Planning Commission) and Application Status (Amount Paid, Dates Advertised, Rescheduled for next Meeting, Approved by City Council, Postponed).

Property Owner Authorization

I / We Habitat for Humanity - NCG hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D01 047 010, D01 047 009, D01 047 008, D01 047 007, D01 047 006 & D01 047 005 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 Steve Napier
Signature of Applicant or Agent [Signature] Date 11-5-24
Mailing Address 814 Mimosa Blvd.
City Roswell State GA Zip 30075

Sworn and subscribed before me on this
5th day of November 2024

[Signature]
Notary Public, State of Georgia



My Commission Expires: 2/8/2028

Application # ZA C2500044 TMP# D01-047-005-010

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

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

✓ TMP # D01 048 1. Name(s): DAWSON COUNTY BOARD OF ELECTIONS
Address: 96 ACADEMY AVE
DAWSONVILLE, GA 30534

✓ TMP # D01 060 2. Name(s): STEPHENS WILLIAM, TRUSTEE
Address: 795 EMORY STEPHENS
MURRAYVILLE, GA 30564

✓ TMP # D01 047 001 Name(s): PARKER JAMES W & MEGAN A
Address: 150 MAPLE ST S
DAWSONVILLE, GA 30534

✓ TMP # D01 047 002 4. Name(s): ROSS MARION III & PAMELA PEREZ-ROSS
Address: 164 MAPLE STREET SOUTH
DAWSONVILLE, GA 30534

✓ TMP # D01 047 5. Name(s): MERRITT GILBERT RONALD & HAROLYN
Address: 184 MAPLE ST S
DAWSONVILLE, GA 30534

✓ TMP # D01 047 003 Name(s): GRAVITT VICTOR D
Address: 208 MAPLE ST
DAWSONVILLE, GA 30534

✓ TMP # D01 047 004 7. Name(s): TANCO INVESTMENTS LLC
Address: 4217 HWY 136 WEST
DAWSONVILLE, GA 30534

Adjacent Property Owner notification of a zoning amendment request is required.

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

Application # ZA C2500044 TMP#: D01 047005 - 010

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

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

TMP # D01 037 ✓ 1. Name(s): 92 STEGALL PLACE LLC
Address: 4085 COPPER LEAS LANE
CUMMING, GA 30040

TMP # D01 050 ✓ 2. Name(s): SLATON GEORGE & COLLEEN
Address: 26 ACADEMY
DAWSONVILLE, GA 30534

TMP # D02 019 Name(s): Stegall Place, LLC
Address: 4085 Copper Leas Lane
Cumming, GA 30040

TMP # D02 018 4. Name(s): Stegall Place, LLC
Address: 4085 Copper Leas Lane
Cumming, GA 30040

TMP # D02 017 5. Name(s): Stegall Place, LLC
Address: 4085 Copper Leas Lane
Cumming, GA 30040

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

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

Adjacent Property Owner notification of a zoning amendment request is required.

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

**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:

_____ N/A _____

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

11-5-24

Date

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



LETTER OF INTENT

Applicant	Ensite Civil Consulting on behalf of Habitat for Humanity
Subject Property	3.128 total acres, consisting of Parcels D001 047 005-010 on Stegall Place
Current Zoning:	R-2
Proposed Zoning:	RCT (Residential Cottage)
Proposed Use:	Develop a cottage community with ²² 15 individual cottages, a Community Center, common area and other amenities.
Application:	Rezone to RCT to allow for a cottage community and make available housing attainable to the workforce in our community.
ROW Access:	Stegall Place

PROPOSED USE

The applicant proposes to rezone the existing zoning of RA to RCT for Parcels D001 047 005-010. There is an extreme need for housing in general, but especially housing that is attainable for those working hard to serve our community, whether that be first responders, healthcare professionals, teachers and others who are struggling to find quality housing they can afford on their salaries. Habitat for Humanity vets all applicants and supports them in the journey towards home ownership. By proposing a small, innovative, cottage community with a community center, common areas and other amenities, while connecting directly to the City's pedestrian friendly network, this proposed community plans to bring a sense of place and purpose to those who can not find such an option in our growing community. With this rezoning request, the applicant would request additional variances:

1. RCT calls for a 50' Maintained undisturbed buffer, per city approval we would like to amend this to allow for a 30' Maintained exterior buffer and 50' exterior setback. A 50' exterior buffer around the 3.128 ac property restricts more than half the property. A 30' buffer will still provide the intended effect of providing a natural screen from adjoining properties, while also providing for a more significant common area central to this proposed community.
2. RCT states that individual houses may not exceed 1000 sq/ft. We respectfully request the City to allow for a maximum 1500 sq/ft homes, which will provide 3-bedroom options for families.

LEGEND:
 I.P.F. IRON PIN FOUND
 I.P.S. IRON PIN SET
 LL LAND LOT
 LLL LAND LOT LINE
 N/F NOW OR FORMERLY

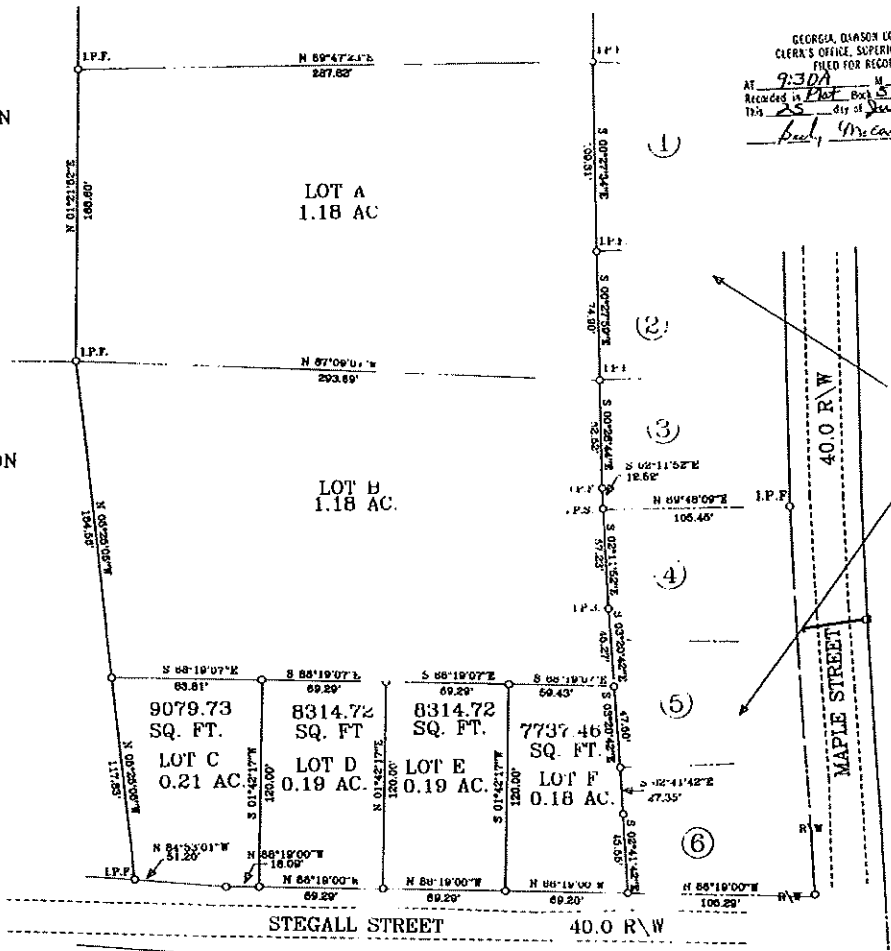
DAWSON COUNTY
 CHILD DEVELOPMENT



GEORGIA DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 AT 9:30A M 7-25-2001
 RECORDED IN PLAT BOOK 25 PAGE 137
 THIS 25 DAY OF JULY 2001
 BRADLEY MILLER

N/F SLATON

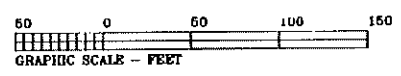
N/F BRYSON



LOTS 1-6
 MAPLE STREET SUBDIVISION
 RECORDED IN PLAT BOOK 25
 PAGE 11 DAWSON COUNTY
 CLERK OF COURT

SURVEY FOR

BRADLEY MILLER &
 GREG HAYES



APPROVED
 JUL 25 2001
Bradley Miller
 FOR RECORDING



I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY HEREON, THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THE SAME IS TRUE AND CORRECT USING THE LATEST RECORDED DEEDS AND RECORDS TO THE BEST OF MY KNOWLEDGE AND BELIEF

Richard H. Holloman

LOCATED IN:
 LANG LOT 448 4TH DISTRICT
 FIRST SECTION
 DAWSON COUNTY GEORGIA
 DATE: 7-14-2001

HOLCOMB SURVEYING
 115 WISCONSIN ST.
 DEMOREST, GA 30535
 706-778-6495
 706-778-6580 FAX

THIS MAP OR PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 122,442 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 122,442 FEET, AND AN ANGULAR ERROR OF 0.0005 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

EXHIBIT 'A'

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 446, 4TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA, AND BEING FULLY DESCRIBED ON A PLAT PREPARED BY RICHARD H. HOLCOMB, GEORGIA REGISTERED LAND SURVEYOR, DATED JULY 14, 2001; AND AS PER SAID PLAT, THE PROPERTY CONTAINS 3.13 ACRES, MORE OR LESS, BEING LOTS A, B, C, D, E AND F, SUBJECT PLAT RECORDED IN PLAT BOOK 51, PAGE 157, DAWSON COUNTY RECORDS. SAID PLAT IS HEREBY INCORPORATED BY REFERENCE.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO EASEMENTS FOR PUBLIC ROADS AND UTILITIES NOW IN USE.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO ANY EASEMENTS OF RECORDS OR EASEMENTS LOCATED ON THE PROPERTY ABOVE DESCRIBED.

24RE-327

CH
BM
BA

City Council:

Caleb Phillips, Post 1
William Illg, Post 2
Sandy Sawyer, Post 3
Mark French, Post 4



John Walden
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Ron Haynie
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Vacant, at large
Vacant, Post 1
Josh Nichols, Post 2
Randy Davis, Chairperson Post 3
Ashley Stephenson, Post 4

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

PUBLIC HEARING NOTICE

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

ZA-C2500044: Habitat for Humanity-NCG has petitioned to rezone 3.128 acres, Located at Stegall Place (TMP D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009, & D01 047 010) from R-2 (Single-Family Residential District) to RCT (Residential Cottage). The applicant is proposing 22 cottages . Public Hearing Dates: Planning Commission on Monday, December 09, 2024, and City Council on Monday, December 16, 2024. City Council for a decision on Thursday, January 9, 2025.

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

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



PROJECT INFORMATION			
NLA	3.13 ACRES (136,238.76 SF)	PARKING	20
MAX DENSITY	8 UNITS/ACRE = 25 UNITS	DRIVEWAY	25
BUFFER:	30'	SURFACE	8
SETBACK:	50'	ON-STREET	53 SPACES
		TOTAL	2/UNIT + 9 GUEST
UNITS		OPEN SPACE	
1BR	4 MIN - 8 MAX	REQUIRED	68,120 SF (50%)
2BR	10 MIN - 14 MAX	PROVIDED	88,238.76 SF
3BR	2 MIN - 4 MAX	PER UNIT	3,000 SF MIN
TOTAL	22 MAX UNITS		
UNIT SIZES:	500 SF - 1,550 SF	NOTE:	
UNITS > 1,000 SF:	11 (50%)	ALL BUILDING FOOTPRINTS ARE ILLUSTRATIVE IN TERMS OF SIZE AND PLACEMENT. PLAT PLAN GOVERNS.	

UNIT MIX			
1B	CONDITIONED	PORCH	TOTAL
AZALEA V	640 SF	110 SF	750 SF
AZALEA H	640 SF	90 SF	730 SF
GARDENIA V	440 SF	60 SF	500 SF
2B			
CHICKADEE V	900 SF	80 SF	980 SF
WAXWING H	1,160 SF	90 SF	1,250 SF
WAXWING V	1,180 SF	80 SF	1,260 SF
HARRIER H	1,120 SF	150 SF	1,270 SF
HARRIER V	1,120 SF	110 SF	1,230 SF
3B			
ALDER V	1,440 SF	100 SF	1,540 SF
CYPRESS V	1,380 SF	150 SF	1,530 SF

**KRONBERG
URBANISTS
ARCHITECTS**



DAWSONVILLE COTTAGES
DAWSONVILLE, GA

NOT ISSUED FOR CONSTRUCTION

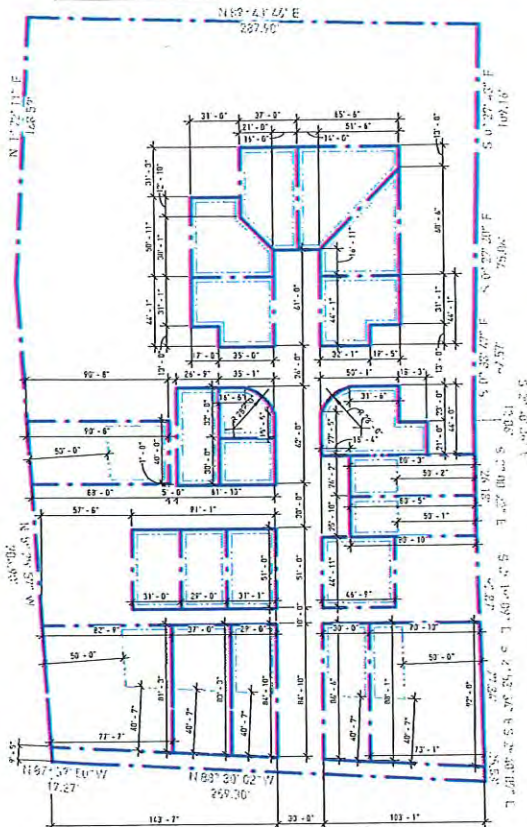
Mark	Date	Description
	10/29/24	REZONING SITE PLAN

Project ID: 2246
 Drawn By: K
 Checked By: E
 Sheet Title:

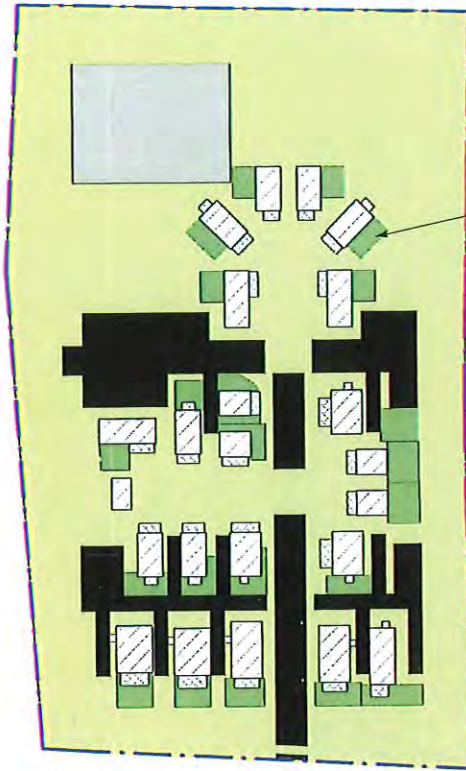
ARCHITECTURAL
SITE PLAN

Drawing No.
SD-1.0

NOTE:
ASSUME 3'-0" SETBACK UNLESS
DIMENSIONED OTHERWISE



3 PLAT PLAN
SD-1.0 1" = 60'-0"



2 AREA DIAGRAM
SD-1.0 1" = 60'-0"

1 ARCHITECTURAL SITE PLAN
SD-1.0 1" = 30'-0"

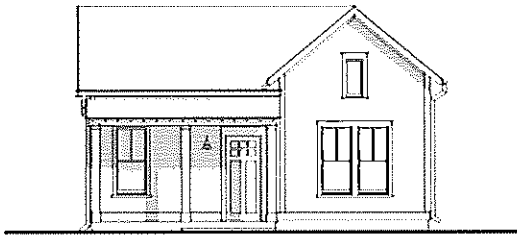
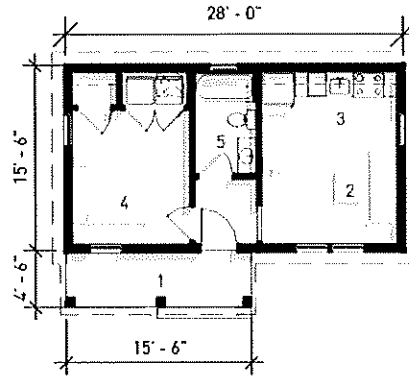


ONE BEDROOM UNITS



GARDENIA

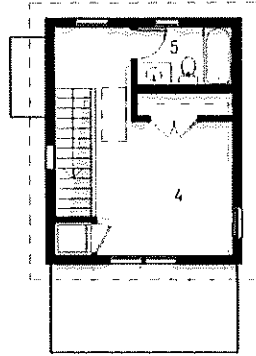
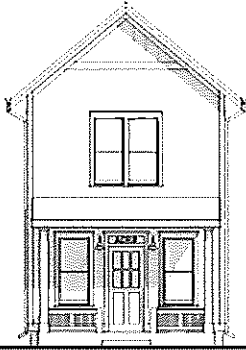
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BEDROOMS: 1
BATHROOMS: 1
STORIES: 1
GROSS SF: 434 SF
PORCH SF: 70 SF



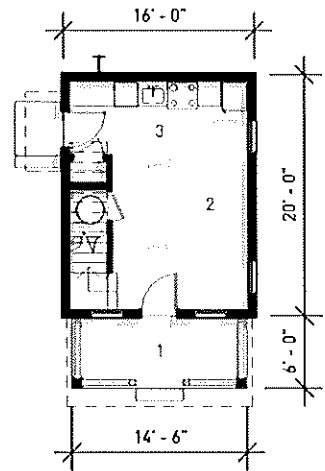
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

AZALEA

UNITS: 1
BEDROOMS: 1
BATHROOMS: 1
STORIES: 2
GROSS SF: 640 SF
PORCH SF: 90 SF



2ND FLOOR PLAN

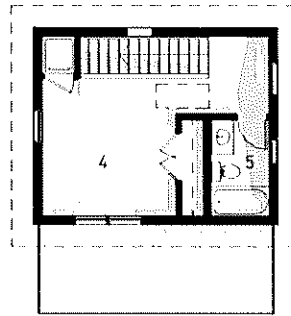


1ST FLOOR PLAN

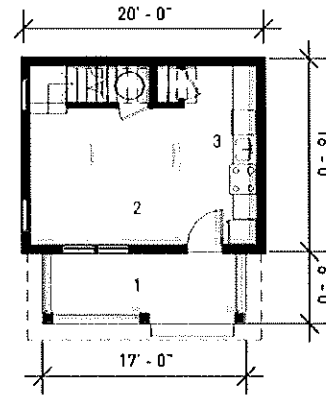
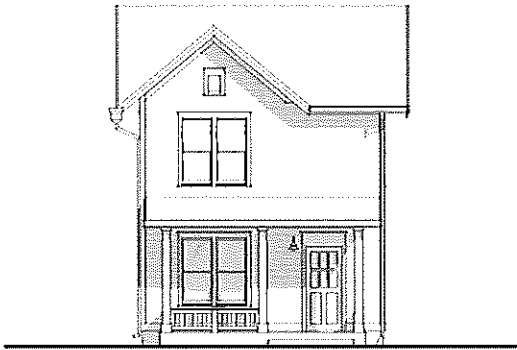
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

AZALEA

UNITS: 1
BEDROOMS: 1
BATHROOMS: 1
STORIES: 2
GROSS SF: 640 SF
PORCH SF: 100 SF



2ND FLOOR PLAN



1ST FLOOR PLAN

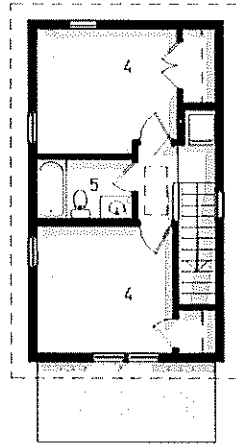
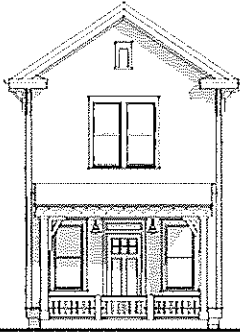
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

TWO BEDROOM UNITS

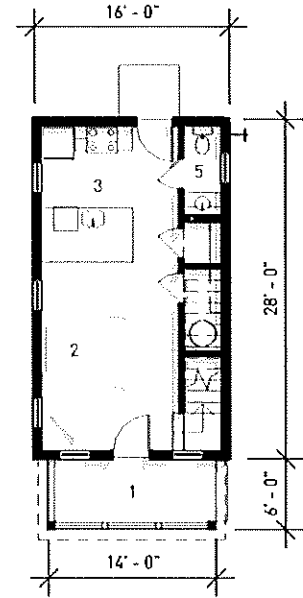


CHICKADEE

UNITS: 1
BEDROOMS: 2
BATHROOMS: 1.5
STORIES: 2
GROSS SF: 896 SF
PORCH SF: 84 SF



2ND FLOOR PLAN

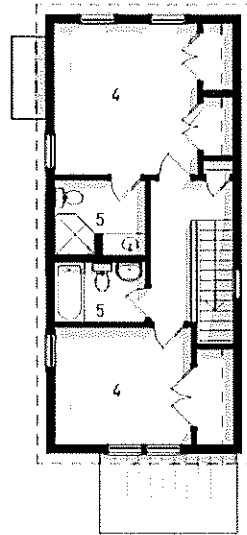
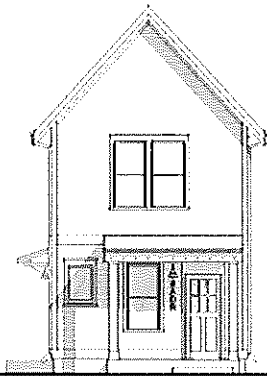


1ST FLOOR PLAN

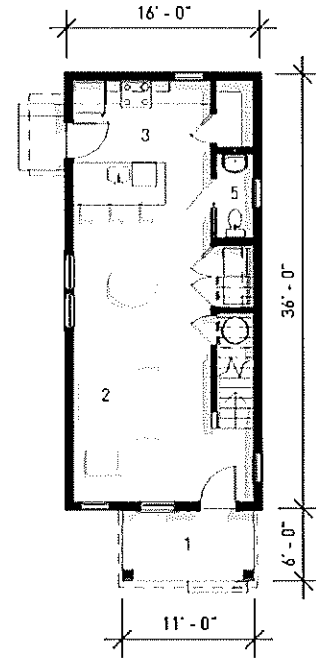
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

WAXWING

UNITS: 1
BEDROOMS: 2
BATHROOMS: 2.5
STORIES: 2
GROSS SF: 1152 SF
PORCH SF: 66 SF



2ND FLOOR PLAN

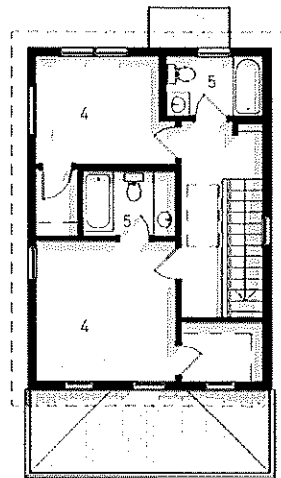
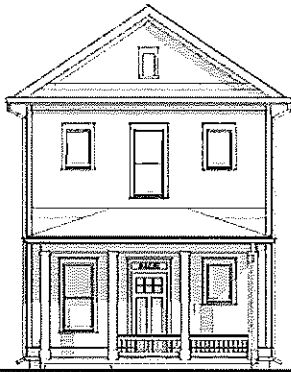


1ST FLOOR PLAN

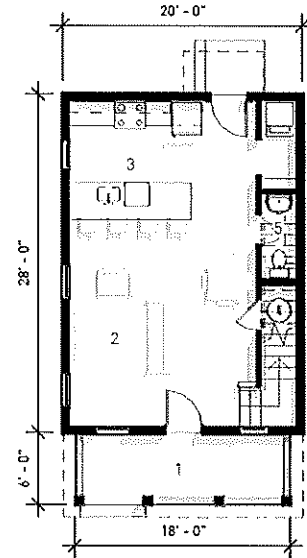
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

HARRIER

UNITS: 1
BEDROOMS: 2
BATHROOMS: 2.5
STORIES: 2
GROSS SF: 1120 SF
PORCH SF: 108 SF



2ND FLOOR PLAN

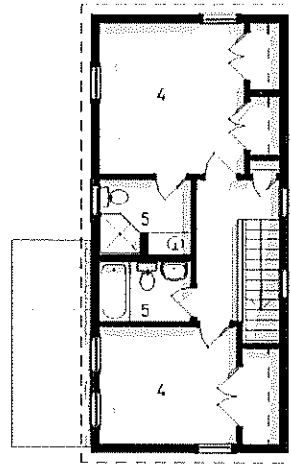


1ST FLOOR PLAN

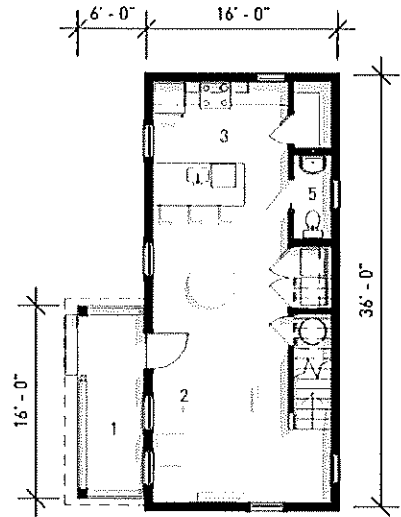
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

WAXWING

UNITS: 1
BEDROOMS: 2
BATHROOMS: 2.5
STORIES: 2
GROSS SF: 1152 SF
PORCH SF: 66 SF



2ND FLOOR PLAN



1ST FLOOR PLAN

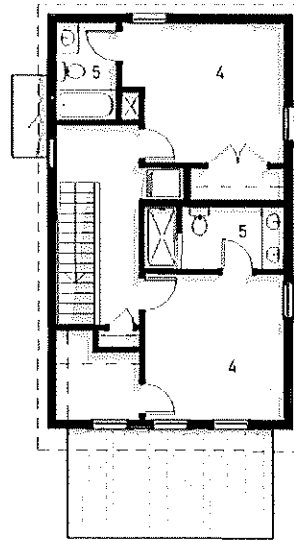
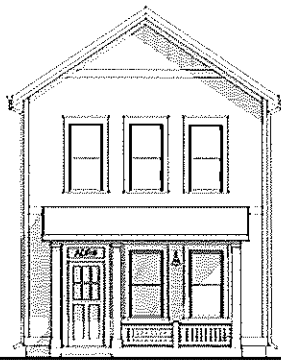
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

**THREE
BEDROOM
UNITS**

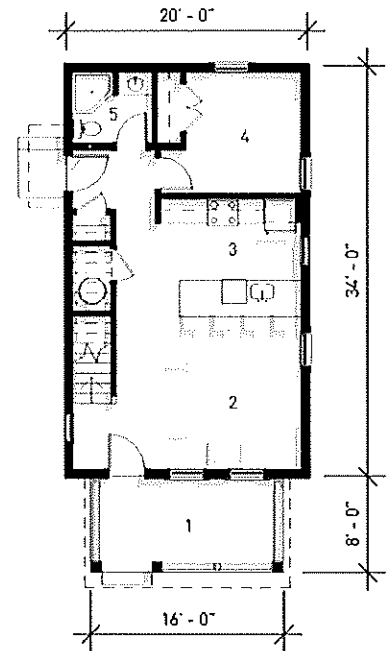


ALDER

UNITS: 1
BEDROOMS: 3
BATHROOMS: 3
STORIES: 2
GROSS SF: 1360 SF
PORCH SF: 128 SF



2ND FLOOR PLAN

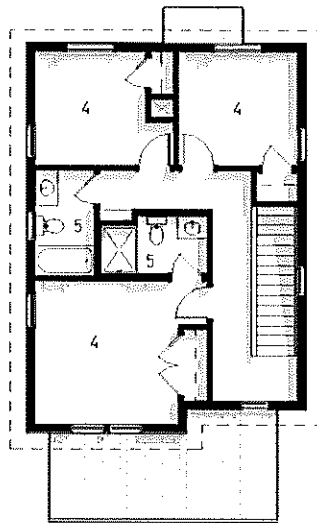


1ST FLOOR PLAN

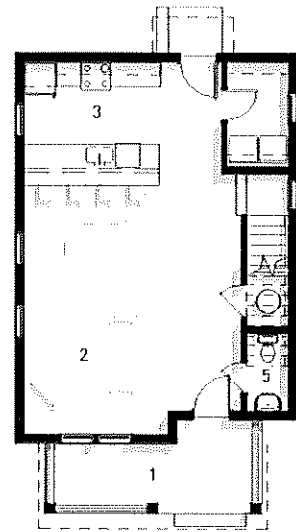
- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE

CYPRESS

UNITS: 1
BEDROOMS: 3
BATHROOMS: 2.5
STORIES: 2
GROSS SF: 1425 SF
PORCH SF: 108 SF



2ND FLOOR PLAN



1ST FLOOR PLAN

- 1 FRONT PORCH
- 2 LIVING
- 3 KITCHEN
- 4 BEDROOM
- 5 BATH
- 6 GARAGE



Habitat for Humanity

North Central Georgia



WORK FORCE HOUSING
DRAWN FROM THE LOCAL
COMMUNITY



AFFORDABILITY IS THROUGH
THE PAYMENT (Quality)



THE HOMES ARE SOLD NOT
GIVEN (Partner, Demonstrate
need, HO Education)



"SENSE OF COMMUNITY"
(Homeowners work with staff,
volunteers, future neighbors)



WE ARE A NON-PROFIT

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope.

Homeownership is a Springboard with Generational Rewards

- The Georgia Tech Center for Economic Development Research helped Habitat for Humanity of Georgia to survey Habitat homeowners around the state. What they discovered was truly amazing, and a great cause for hope.
- 98% of Habitat homeowners feel positive about the future.
- 92% rate their children's grades as good or excellent since purchasing their home.
- 74% are confident they'll be able to send their kids to college.
- Four out of five say they feel more secure financially.
- More than 70% are now better able to save money..
- Half of those who were not involved in their community are now actively participating in some way.
- 44% have started or completed higher education or training since moving into their home.





Habitat for Humanity

North Central Georgia

Objectives for The City of Dawsonville and it's Community

- Follow the Goals and Objectives of the City's Comprehensive Plan
- Build a Showcase Community that The City of Dawsonville will be proud of
- Compliment SMART GROWTH plans
- Create a supportive environment for its residents – A "Sense of Place"
- Build upon the Residential Cottage Community Municipal Development Code
- Pedestrian Supported Neighborhood – "EYES ON THE STREET"
- HOA to manage Sustainability and Maintenance with Habitat's Guidance

DAWSONVILLE COMPREHENSIVE PLAN

2023 City of Dawsonville Comprehensive Plan Update



GOALS & OBJECTIVES

“Continue efforts to improve the quality and variety of affordable housing – As Dawsonville grows so has the demand for more types of housing, including increases demand for senior housing and multi-family units. The city is encouraged to find ways to encourage this variety while also ensuring a safe standard for all new housing units.”

DAWSONVILLE COMPREHENSIVE PLAN

2023 City of Dawsonville Comprehensive Plan Update

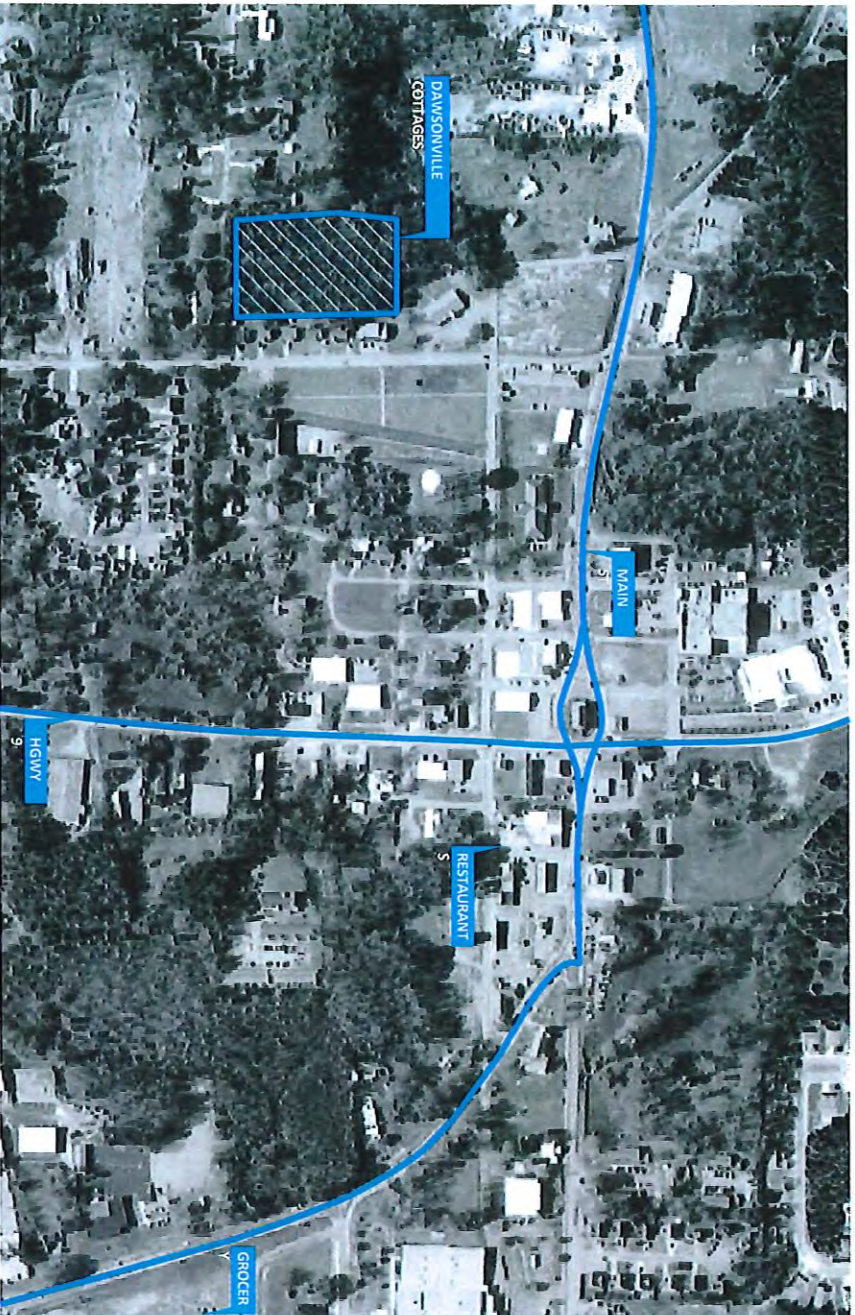


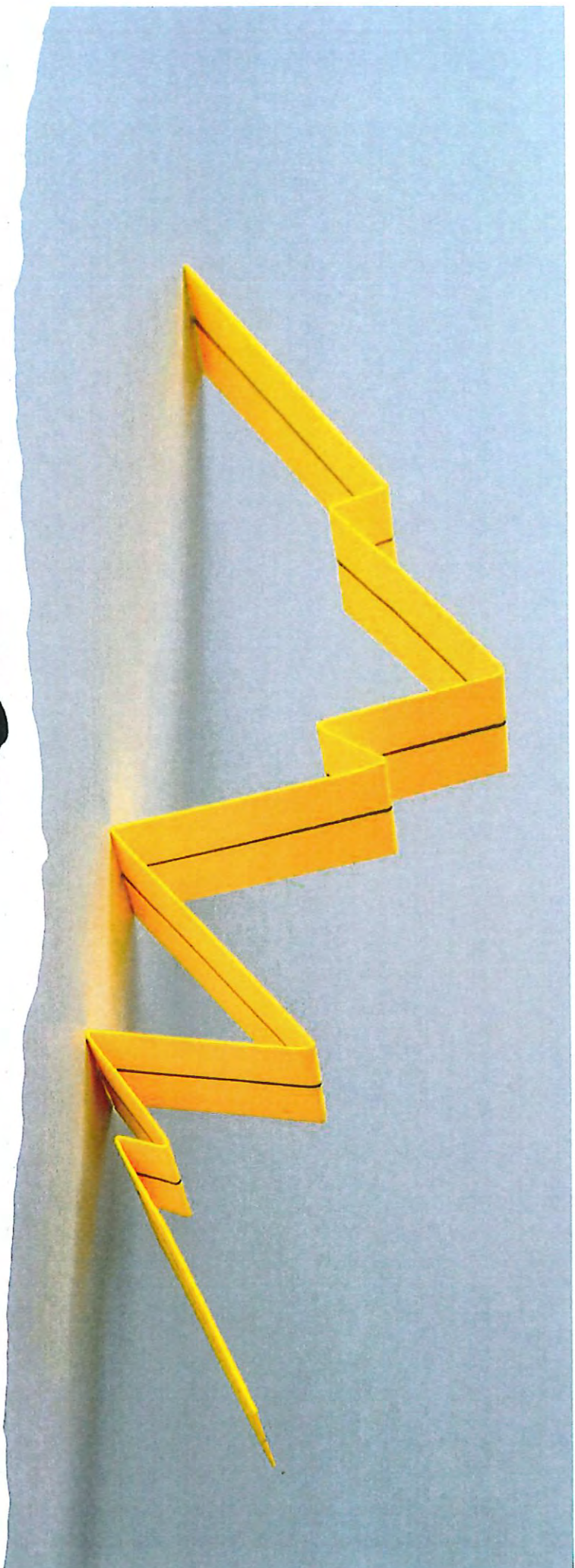
GOALS & OBJECTIVES

Revitalize downtown as a walkable destination for shoppers and visitors – Though also referenced within the vision statement, residents wished to emphasize the desire to restore the commercial and social appeal of downtown, making the city a true destination seven days a week and a more viable location for harboring events and festivals. This is paramount as the city strives to distinguish itself from the outlet mall and the Ga. 400 corridor.

Expand the urban core of the historic downtown to connect with the City Hall complex – The city has a general Urban Redevelopment Plan providing guidance on the expansion of sidewalks and application of design guidelines. The Urban Redevelopment Plan also calls for additional measures to improve the pedestrian access between downtown and City Hall, including amendments to land use policies and possibly the development of new streets to continue the urban block pattern southward from downtown.

DAWSONVILLE COTTAGES CONTEXT & SITE PLAN

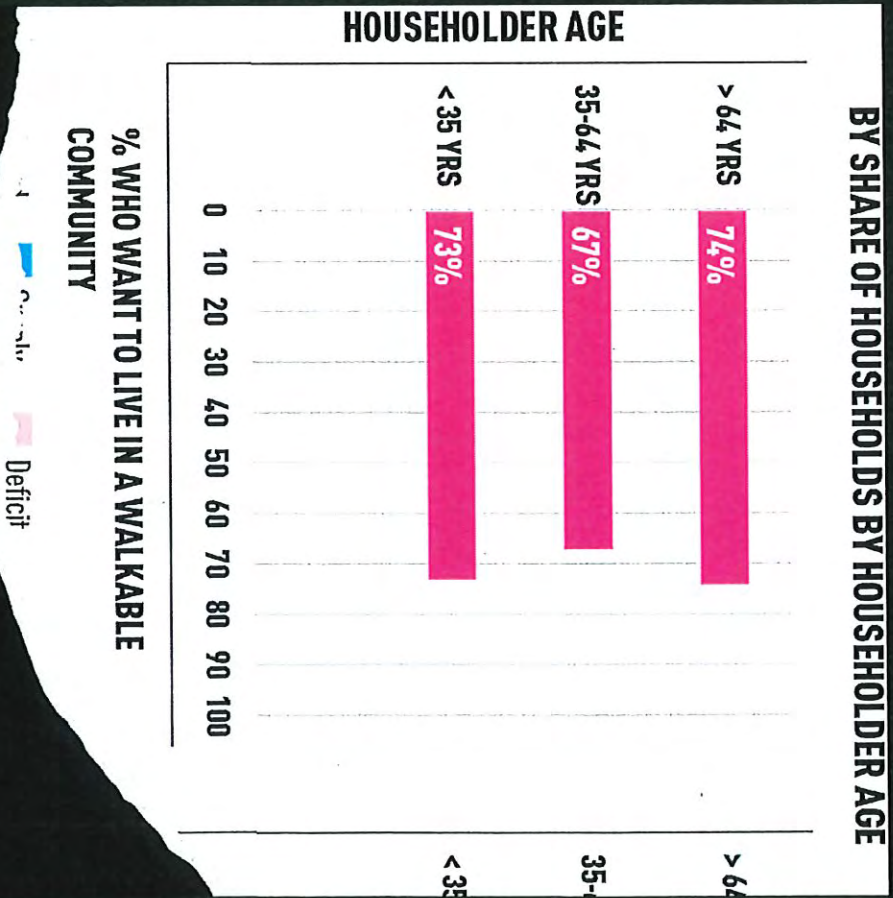




**A LACK OF THE RIGHT KIND
OF SUPPLY FOR A
GROWING DEMAND
RESULTS IN RISING COSTS**

SUPPLY vs DEMAND: WALKABLE NEIGHBORHOODS

• Data Source: Arthur C. Nelson,
The Great Senior Short-Sale of
Why Policy Inertia Will Short-
Change Millions of America's
Seniors



DATA SOURCE: AARP
 Publication: Making Room
<https://www.aarp.org/livable-communities/housing/info-2018/making-room-housing-for-a-changing-america.html>

SUPPLY VS DEMAND: HOUSING TYPE



80% OF AMERICAN HOUSEHOLDS ARE NOT TRADITIONAL NUCLEAR FAMILIES



BUT 72% OF AMERICAN HOUSING UNITS CATER TO TRADITIONAL NUCLEAR FAMILIES

**CHANGING DEMOGRAPHICS:
HOUSEHOLD SIZE**



83%

**OF HOUSEHOLDS IN THE U.S. WILL
HAVE NO CHILDREN BY 2030**

CHANGING DEMOGRAPHICS: HOUSEHOLD SIZE



1950: 3.8 PEOPLE PER HOUSE



2017: 2.5 PEOPLE PER HOUSE



2030: 2.0 +/- PEOPLE PER HOUSE

50%

MORE HOUSES
NEEDED FOR THE
SAME # OF PEOPLE

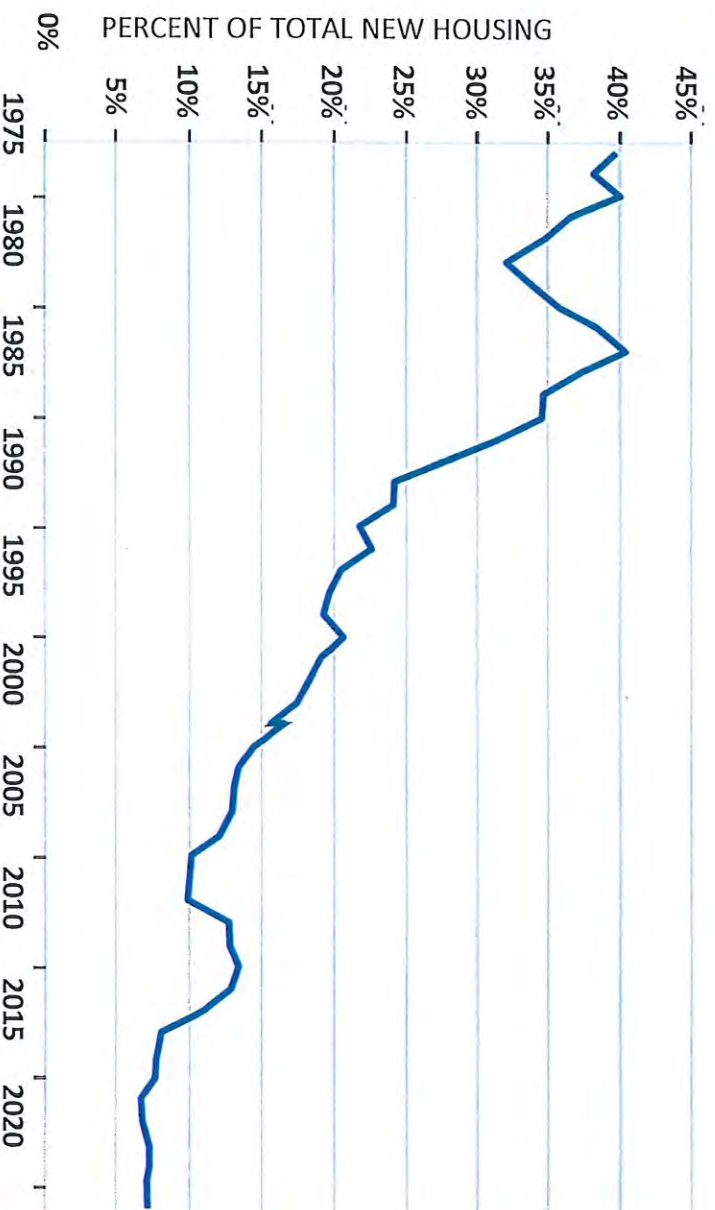
100%

MORE HOUSES
NEEDED FOR THE
SAME # OF PEOPLE

SUPPLY: SMALL HOME CONSTRUCTION

DECLINE OF SMALLER/ STARTER HOME CONSTRUCTION, 1973-2021

Figure 2. Decline of Smaller Home Construction, 1973-2021



NOTE: SMALLER HOMES REFERS TO HOMES LESS THAN 1,400 SF

ILLUSTRATIVE COTTAGE TYPES



KRONBERG URBANISTS + ARCHITECTS // NOVEMBER 2023



Davenport Cottages

ILLUSTRATIVE COTTAGE TYPES



KRONBERG URBANISTS + ARCHITECTS // NOVEMBER 2023



Dawsonville Cottages

KUA BUILT EXAMPLES





DAWSONVILLE COTTAGES

 **KRONBERG
URBANISTS
ARCHITECTS**

COTTAGE COURT PRECEDENTS





DAWSONVILLE COTTAGES

 **KRONBERG
URBANISTS
ARCHITECTS**

A Point to Consider

First 6 New Homes for sale In Dawson County (Realtor.com)

Average Sales Price \$562,464

Average Square footage: 3108

Average number of Bedrooms: 4.67

Total square footage: **18,653**

Dawsonville Cottages

Average Square footage: @1055

Average number of Bedrooms: 1.9

Total Square footage: @**23,200**

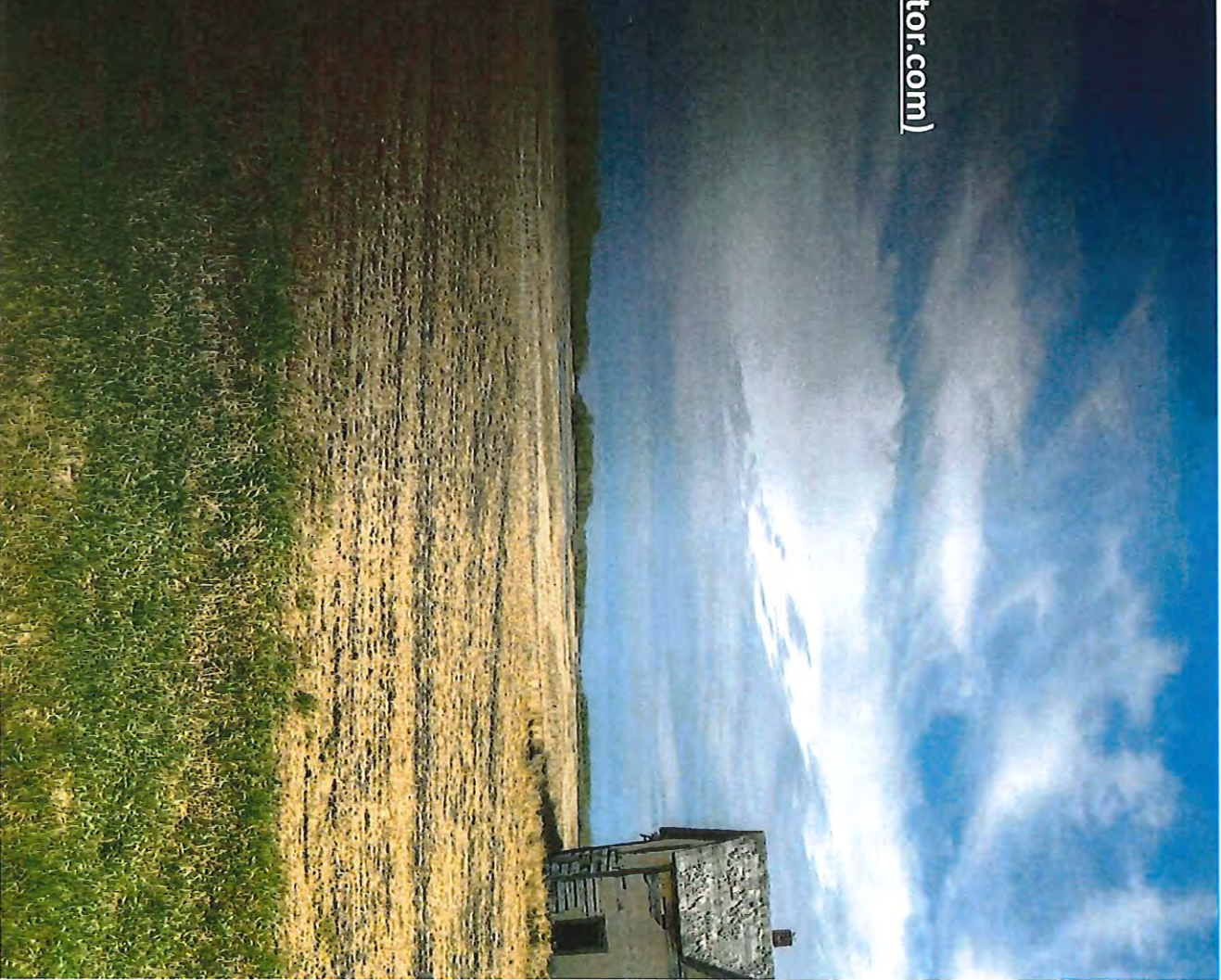
Offsetting Factors

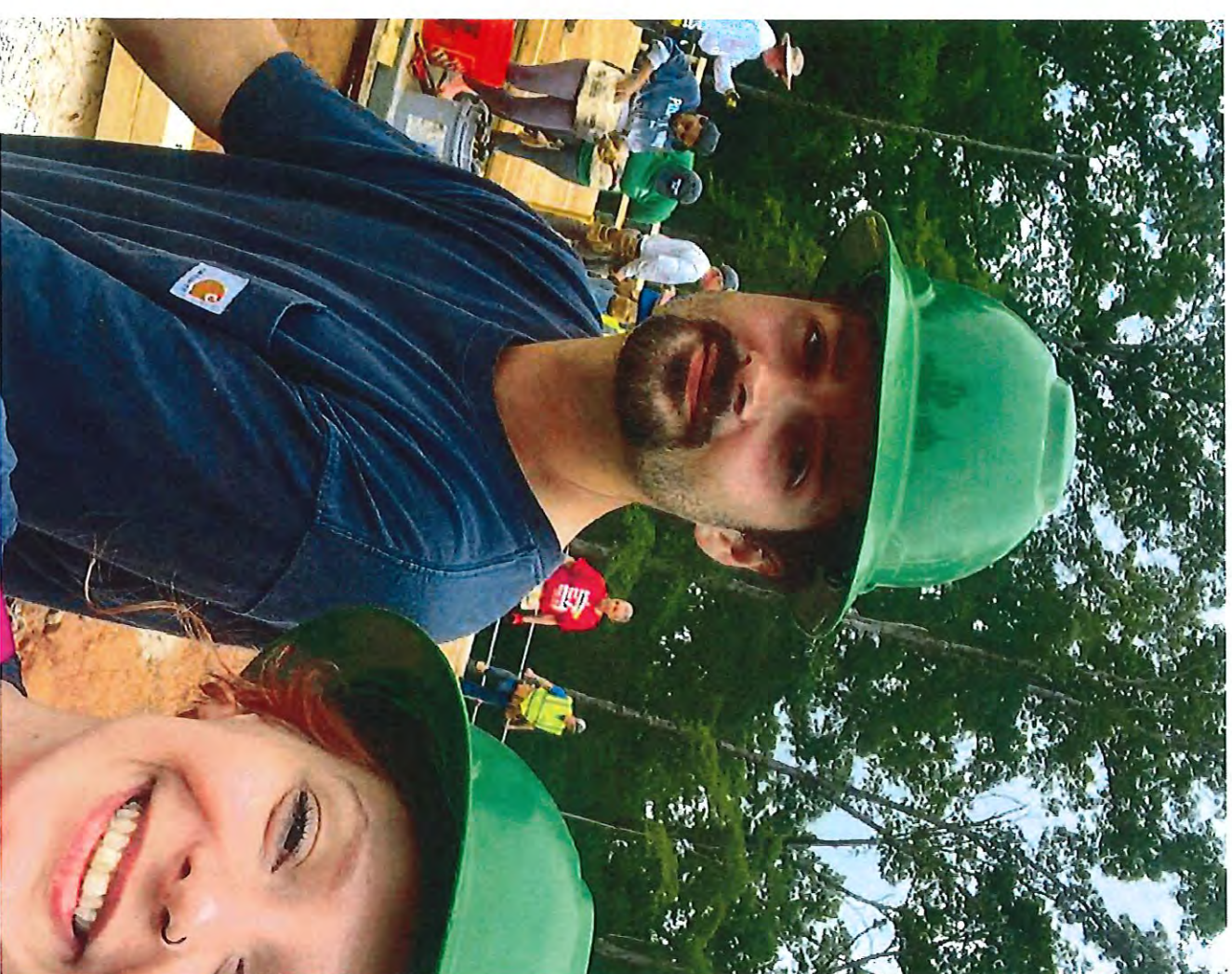
Walkable Connected Community

Fewer Car Trips

Opportunity/Worthy Endeavor

Built in Sense of Community

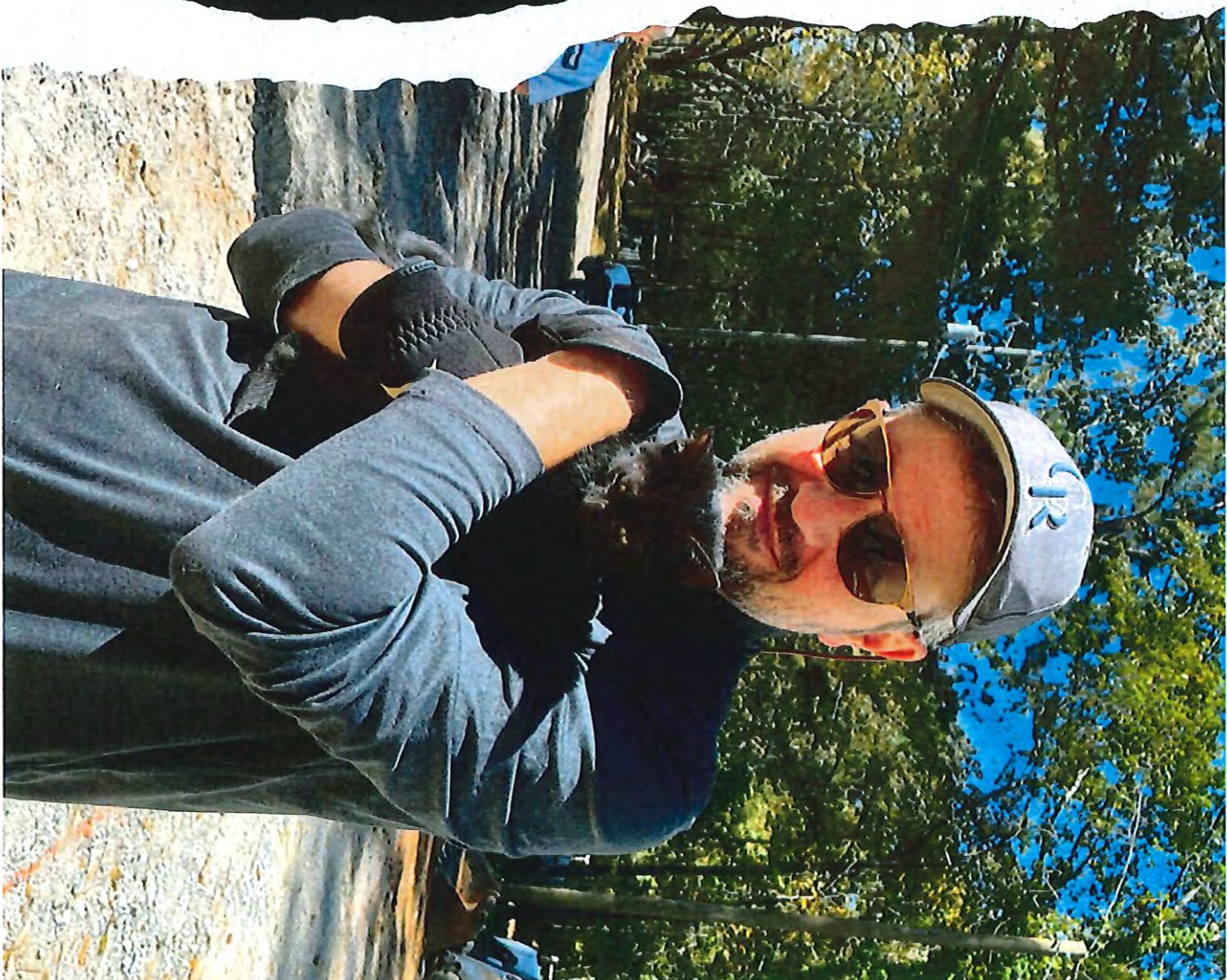




Conclusion

- Built to City's Muni Code and Comprehensive Plan's objectives
- It is intended to be Showcase property
- Habitat neighborhoods in Georgia produce positive results
- Pedestrian Friendly Environment of well-built, energy-efficient homes
- Helps solve for the Missing Middle and the Senior housing crisis
- Buffered and natural areas remain

**Thank you
from me
and Habicat**



PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF
DAWSONVILLE IN REGARDS TO THE ZONING
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:

ZA-C2500044

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:
DATE: 12.09.2024
TIME: 5:30pm

CITY COUNCIL:
DATE: 12.16.2024
TIME: 5:00 P.M.

HEARING LOCATION:
DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 53 E SUITE 100
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-265-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

the status of the loan with the holder of the Security Deed.

Attorney for Secretary, United States Department of Agriculture, Rural Development as Attorney in Fact for Janice D. Perry

100 Galleria Parkway, Suite 1000 Atlanta, GA 30339

Phone: (770) 373-4242 THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 140189 10/30 11/06, 13, 20, 27

Tara Lynn Manspeaker and Derrick Charles Detrich NOTICE OF SALE UNDER POWER, DAWSON COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Tara Lynn Manspeaker and Derrick Charles Detrich to Menna Company, Inc. dba Independent Mortgage Associates dated 5/29/2004 and recorded in Deed Book 603 Page 68 Dawson County, Georgia records; as last transferred to or acquired by Nationstar Mortgage LLC, conveying the after-described property to secure a Note in the original principal amount of \$126,350.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dawson County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on December 3, 2024 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Nationstar Mortgage LLC as agent and Attorney in Fact for Tara Lynn Manspeaker and Derrick Charles Detrich Aldridge Pike, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400.

prescribed in OCCGA 19-12-1(f) (2) and (3). Dated: 10/30/2024 /s/ Kayla McBride Petitioner, Pro se 140588 11/06, 13, 20, 27

Public Hearings

Notice of Public Hearing

The following public hearings will be conducted by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are conducted in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate. ZA-C2500044; Habitat for Humanity-NCG has petitioned to rezone 3.128 acres. Located at Stegall Place (TMP D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009, & D01 047 010) from R-2 (Single-Family Residential District) to RCT (Residential Cottage). The applicant is proposing 22 cottages. Public Hearing Dates: Planning Commission on Monday, December 09, 2024, and City Council on Monday, December 16, 2024. City Council for a decision on Thursday, January 9, 2025.

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date. 141036 11/20

a hearing. Judge Jennifer Burt Judge of the Probate Court By: Allie Phillips Clerk of the Probate Court 25 Justice Way, Suite 4332 Dawsonville, GA 30534 706-344-3580 140070 10/30 11/06, 13, 20

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA WILLIAM E. TREDWAY, JR., DECEASED ESTATE NO. 2024-ES-148 PETITION FOR LETTERS OF ADMINISTRATION NOTICE To whom it may concern: JODY LYNN TREDWAY has petitioned to be appointed administrator(s) of the estate of WILLIAM E. TREDWAY, JR., deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before December 9th, 2024. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required

to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required



PROFESSIONAL DIRECTORY

Mulch • Gravel • Sand River Rock • Fill Dirt Top Soil • White Marble Red Rock & More

Stacy Harris

From: Derek Smith <dereksmith@ForsythNews.com>
Sent: Wednesday, November 13, 2024 3:24 PM
To: Stacy Harris; Erica Jones; Legals@Dawsonnews.com
Cc: Beverly Banister
Subject: RE: Public Hearing Notice. Ad date 11/20/2024 141036

Hello,

This is scheduled for : 11/20
Order number : 141036
Cost : \$30

Thank you

Notice of Public Hearing

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

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Public Hearing Dates: Planning Commission on Monday, December 09, 2024, and City Council on Monday, December 16, 2024. City Council for a decision on Thursday, January 9, 2025.

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

141036 11/20

**DAWSON COUNTY BOARD OF
ELECTIONS
96 ACADEMY AVE
DAWSONVILLE, GA 30534**

**STEPHENS WILLIAM,
TRUSTEE
795 EMORY STEPHENS
MURRAYVILLE, GA 30564**

**PARKER JAMES W & MEGAN
A
150 MAPLE ST S
DAWSONVILLE, GA 30534**

**ROSS, MARION III & PAMELA
PEREZ-ROSS
164 MAPLE STREET SOUTH
DAWSONVILLE, GA 30534**

**MERRITT, GILBERT RONALD
& HAROLYN
184 MAPLE ST SOUTH
DAWSONVILLE, GA 30534**

**GRAVITT, VICTOR D
208 MAPLE ST
DAWSONVILLE, GA 30534**

**TANCO INVESTMENTS LLC
4217 HWY 136 WEST
DAWSONVILLE, GA 30534**

**STEGALL PLACE LLC
4085 COPPER LEAS LANE
CUMMING, GA 30040**

**92 STEGALL PLACE LLC
4085 COPPER LEAS LANE
CUMMING, GA 30040**

**SLATON, GEORGE & COLLEEN
26 ACADEMY AVE
DAWSONVILLE, GA 30534**



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 10

SUBJECT: SPECIAL CALLED MEETING FOR MAYOR & COUNCIL RETREAT

CITY COUNCIL MEETING DATE: 01/09/2025

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

MAYOR WALDEN TO CALL FOR A SPECIAL CALLED MEETING REGARDING THE MAYOR AND COUNCIL RETREAT:

- **FEBRUARY 7 & 8, 2025 BEGINNING AT 8:30 A.M.**
 - **AMICALOLA LODGE, 418 AMICALOLA FALLS ROAD, DAWSONVILLE**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: John Walden, Mayor



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 11

SUBJECT: 2025 VAPE LICENSE FOR SIF INVESTMENT, LLC

CITY COUNCIL MEETING DATE: 01/09/2025

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL FOR THE 2025 VAPE LICENSE

HISTORY/ FACTS / ISSUES:

CURRENT LICENSE EXPIRED ON 12/31/2024

VAPE LICENSE TO BE RENEWED:

- 1. SIF INVESTMENT, LLC dba BP STATION 75 HIGHWAY 9 NORTH**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

Approve, Deny, or Postpone

DEPARTMENT: Planning and Zoning

REQUESTED BY: Stacy Harris, Zoning Admin

CITY OF DAWSONVILLE

CITY OF DAWSONVILLE
415 HWY 53 EAST, SUITE 100
DAWSONVILLE, GA 30534

Phone: (706)265-3256
Fax: (706)265-4214

License Id: L2500153
Effective Date: 01/01/25
License Type: VAPE LICENSE
Business Name: NEIGHBORHOOD CONVENIENCE STORE
Legal Name: SIF INVESTMENT LLC
Business Location: 75 HIGHWAY 9 NORTH



SIF INVESTMENT LLC
TASNEEM CHARANIA
75 HIGHWAY 9 NORTH
DAWSONVILLE, GA 30534

Expiration Date: 12/31/25

Summary of Services:

Description
VAPE LICENSE
VAPE DEVICE-GRINDER
VAPE DEVICE-WEIGH
VAPE DEVICE-TORCH

Authorized Signature

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE

Conditions:



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

(706)265-3256

Payment Due Upon Receipt

INVOICE #
I2500418

INVOICE DATE: 12/20/24
 DUE DATE: 01/19/25

ACCOUNT ID:
 SIF INVESTMENT LLC
 TASNEEM CHARANIA
 75 HIGHWAY 9 NORTH
 DAWSONVILLE, GA 30534

LICENSE INFORMATION
 LICENSE ID: L2500153
 NAME: NEIGHBORHOOD CONVENIENCE STORE
 LOCATION: 75 HIGHWAY 9 NORTH

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		VAPE LICENSE		
1.0000/EA	B-023	VAPE LICENSE	1,025.000000	1,025.00
1.0000/EA	B-026D	VAPE DEVICE-GRINDER	250.000000	250.00
1.0000/EA	B-028D	VAPE DEVICE-WEIGH	250.000000	250.00
1.0000/EA	B-029D	VAPE DEVICE-TORCH	250.000000	250.00
		TOTAL DUE:		\$ 1,775.00
		Prn Payment: 12/23/24 CK 3888653801		--1,775.00
		BALANCE:		\$ 0.00

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

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

INVOICE #: I2500418
 DESCRIPTION: VAPE LICENSE
 ACCOUNT ID:
 DUE DATE: 01/19/25
 TOTAL DUE: \$ 0.00

SIF INVESTMENT LLC
 TASNEEM CHARANIA
 75 HIGHWAY 9 NORTH
 DAWSONVILLE, GA 30534





DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12

SUBJECT: UNCOLLECTED DEBT ON UTILITY ACCOUNTS

CITY COUNCIL MEETING DATE: 01/09/2025

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 TO WRITE-OFF UNCOLLECTED DEBT ON UTILITY ACCOUNTS TOTALLING \$4,254.02

HISTORY/ FACTS / ISSUES:

- **REQUEST INCLUDES UTILITY ACCOUNTS THAT ARE CLOSED AND BALANCES HAVE NOT BEEN COLLECTED FOR SIX YEARS AND WILL NO LONGER BE PURSUED BY THE COLLECTION AGENCY PER GA LAW; CLOSED ACCOUNTS WITH BALANCES THAT ARE OVER ONE YEAR OLD AND PERSONS ARE DECEASED AND/OR UNCOLLECTED BALANCES TOTALLING \$5.00 AND UNDER**
 - **ATTEMPTS AT COLLECTING BALANCES HAVE BEEN PURSUED BY THE UTILITY DEPARTMENT AND THEN TURNED OVER TO PENN CREDIT FOR COLLECTION AS PER THE ORDINANCE**
 - **39 ACCOUNTS TOTALLING \$4,254.02**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

APPROVE AS PRESENTED

REQUESTED BY: Tracy Smith, Utility Billing Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

SUBJECT: Variance Request VAR C2500068

CITY COUNCIL MEETING DATE: 01/09/2025

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:

VAR C2500068 Reduce front setback from 20' to 15'.

HISTORY/ FACTS / ISSUES: See staff report.

OPTIONS: Approve/Disapprove

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Ron Haynie Planning Director

City Council:

Caleb Phillips, Post 1
William Illg, Post 2
Sandy Sawyer, Post 3
Mark French, Post 4



John Walden
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Ron Haynie
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Dr. Saba Haeringer, at large
Madison Eiberger, Post 1
Josh Nichols, Post 2
Randy Davis, Chairperson Post 3
Ashley Stephenson, Post 4

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

PUBLIC HEARING NOTICE

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

VAR-C2500068: Hardeman Communities, Inc (Creekstone Subdivision) has requested a variance for a reduced front setback from the required 20 feet to 15 feet; located at TMP 083 026 189, 210 Timber Ridge, Lot 64, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

VAR-C2500069: Hardeman Communities, Inc (Creekstone Subdivision) has requested a variance for a reduced front setback from the required 20 feet to 10 feet; located at TMP 083 026 190, 224 Timber Ridge, Lot 65, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

VAR-C2500072: Habitat for Humanity-NCG has requested a variance for a reduced exterior buffer from the required 50 feet to 30 feet; located at TMP D01 047 005-010, Stegall Place, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

VAR-C2500073: Habitat for Humanity-NCG has requested a variance for an increase in the minimum home square feet from 1,000 square feet to 1,500 square feet; located at TMP D01 047 005-010, Stegall Place, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

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

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

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



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

Variance Request VAR C2500068

Staff Report from Ron Haynie Planning Director

VAR C2500068, TMP 083 026 189, 210 Timber Ridge, Lot 64
Request to reduce front setback from 20' to 15'.

Staff Analysis:

Based on Section 907 of the Dawsonville Code of Ordinances (provided below) neither of these requests meet the criteria set forth as they both exceed the 20% threshold for a setback variance.

Otherwise, and referring to the "City of Dawsonville Land Use and Zoning Ordinance: Article IX Variances" questionnaire, staff is in disagreement with the applicants' responses to items 4 and 5.

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value; (applicant response "YES").

Staff considers this to be an inaccurate representation as adjacent property owners will likely be affected due to the value of their property being diminished by adversely positioning a home closer than the regulations intend.

5. The special circumstances are not the result of the actions of the applicant; (applicant response "NO").

Staff sees the "special circumstance" as the direct result of the applicants' actions, as it is the applicant who provided the design for the finished grades and site plan.



Sec. 907. - Variances, conditional uses and map amendments.

I.

Purpose. The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance. A variance may be granted, upon specific findings that all of the following conditions exist. **The absence of any one of the conditions shall be grounds for denial of the application for variance.**

1.

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,

2.

A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located; and,

3.

Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located; and,

4.

Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value; and,

5.

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



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

The special circumstances are not the result of the actions of the applicant; and,

6.

The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure; and,

7.

The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

II.

Notwithstanding anything in paragraph I, the planning commission shall have the power to grant a variance (except for density and use) from the development standards of the zoning ordinance of the city if the intent of the ordinance can be achieved and equal performance obtained by granting the variance.

A.

Authority. The authority to grant variances in accord with this section shall be limited to variances from the following requirements:

1.

Front yard, side yard and rear yard setbacks. Variances shall not exceed 20 percent of the setback in applicable zoning district;

2.

Building height. A variance may be granted up to, but not exceeding, ten feet if such variance does not allow space habitable by humans and is also approved by the fire marshal and would not result in an increase in the number of stories that would otherwise be allowed by the zoning district;

3.

Buffers. The dimensions of a landscaping buffer required by the zoning ordinance or other ordinance may be varied by no more than 20 percent if the adopted comprehensive plan recommends a similar or more compatible use of the neighboring property or in other situations if the intent of the required buffer can be equally achieved; however, no buffer required as a condition of zoning shall be modified; and

4.

Parking. If the required parking standards cannot reasonably be met and if a variance will not adversely affect the spirit or intent of the ordinance, then a variance of not more than ten percent may be granted.



B.

Application, notification and fee. The applicant may choose to either submit an affidavit attesting to notice that includes signatures of all adjoining property owners listed within the application package consenting to the requested variance or the applicant may choose to request written notice from the planning department to adjoining property owners of the variance application and then wait at least 30 business days from notice to all adjoining property owners before the variance may be considered for approval. In either application method, notice of the variance application shall be posted upon the property as required by law before the variance is considered and shall state the variance requested and the date the variance shall be considered.

C.

Basis for approval. No variance may be granted under this paragraph for an application for a variance that has been heard by the planning commission within one year or if the application is for the expansion of a non-conforming use or structure. The following criteria shall be considered by the planning commission before granting a variance under this paragraph:

1. The variance neither interferes with the rights of others as provided in this chapter nor is injurious to the public health, safety, general welfare;
2. A strict interpretation and enforcement of the standards or requirement would result in practical difficulty or unnecessary hardship;
3. Exceptional or extraordinary circumstances applicable to the subject property exist that do not generally apply to other properties in the same district;
4. The variance provides for reasonable use under the specified circumstances of each application;
5. The variance achieves the general intent of this ordinance;
6. The variance is the minimum possible variance under the specific circumstances; and
7. The variance does not exceed the scope of the authority set forth in subsection (A) hereof.

Staff Recommendation:

Should the applicant wish to re-apply requesting the maximum variance of 20%, they shall provide both a grading plan and an engineered foundation plan for the home to be constructed. Plans shall include any necessary retaining walls. All this shall be provided as part of the application to be considered.



City of Dawsonville
 415 HIGHWAY 53 STE 100
 DAWSONVILLE, GA 30534

ATTN: PLANNING DEPARTMENT
 (706)265-3256

INVOICE #
I2500308

INVOICE DATE: 11/14/24
 DUE DATE: 12/14/24

ACCOUNT ID HARDEMAN COMMUNITIES INC STEVE EIBERGER 1000 OLD DAWSON VILLAGE RD SUITE 220 DAWSONVILLE, GA 30534
--

PERMIT INFORMATION
 PERMIT NO: C2500068
 LOCATION: 210 TIMBER RIDGE, LOT 64
 OWNER: HARDEMAN COMMUNITIES INC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
1.0000	P-0153	VARIANCE Permit No: C2500068	300.000000	300.00
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2500068	100.000000	100.00
			TOTAL DUE:	\$ 400.00
		Prn Payment: 11/14/24 CK 50255		--400.00
			BALANCE:	\$ 0.00

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

City of Dawsonville
 415 HIGHWAY 53 STE 100
 DAWSONVILLE, GA 30534

INVOICE #: I2500308
 DESCRIPTION: Permit No: C2500068
 ACCOUNT ID:
 DUE DATE: 12/14/24
 TOTAL DUE: \$ 0.00

HARDEMAN COMMUNITIES INC
 STEVE EIBERGER
 1000 OLD DAWSON VILLAGE RD
 SUITE 220
 DAWSONVILLE, GA 30534



HARDEMAN COMMUNITIES

November 12, 2024

City of Dawsonville
Planning and Zoning Division

Subject: Special Exception Variance Letter of Intent
Lot 64 – 210 Timber Ridge
Dawsonville, Ga 30534
Parcel #: 083 026 189

To Whom It May Concern;

This letter of intent is to serve as an official request for a special exemption of variance for Lot 64 located at 210 Timber Ridge, Dawsonville, Ga 30534. Hardeman Communities, Inc. (Owner) is requesting this variance due to the shape size and topography of the lot. It will require moving the house 5 feet forward; therefore, the setback would be 15 feet rather than 20 feet.

If I can provide additional assistance in this matter, please feel free to contact me at 770-616-7649.

Sincerely,



Steve Eiberger
Hardeman Communities, Inc.



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

Variance Application

VAR- C2500068

Application for: Appeal Special Exception Adjustment

Variance Requested: Reduce Setback 20ft to 15ft (Letter of Intent must fully describe this request)

Applicant Name: Steve Biberger Company: Hardeman Communities Inc

Address: 1060 Old Dawson Village Rd. City: Dawsonville Zip: 30534

Cell Phone _____ mail: _____

Owner Name(s): same as ab.

Address: _____ City: _____ Zip: _____

Cell Phone: _____ Email: _____

Exact Location and Description of Subject Property:

Address: 210 Timber Ridge Lot # 64

Present/Proposed Zoning: PUD Parcel # D83 026 189

District: 14th Land Lot: 505 Tax Map # _____

Present and/or Proposed Use of Property: Residential Home Construction

Required Items:

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Planning Director.
- The Letter of Intent shall address the criteria specified in Article IX. Sec. 907. Variances, conditional uses and map amendments (see page 2 & 3).
- Sign Variance authorized by City Council only per Chapter 105 Sec 105-8.

FEE SCHEDULE

Variance Per Ordinance Amendment	\$300.00
Administrative fee	\$100.00
Appeals and Change of Zoning Conditions	\$500.00
Public Notice Certified Mail	**per adjacent property owner

**price is determined by USPS

[Signature]
 Signature of Applicant

11/12/21
 Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ <u>400</u> <u>50255</u> CK Cash CK
Date of Planning Commission Meeting:	Dates Advertised:
Approved by Planning Commission: YES NO	Approved by City Council: YES NO
Postponed: YES NO	Date: _____

RECEIVED
 NOV 12 2024
 BY: [Signature]

City of Dawsonville Land Use and Zoning Ordinance: Article IX Variances.

Does This Proposal Qualify For A Variance?

The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This Article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance. **A variance may be granted, upon specific findings that all of the following conditions exist. The absence of any one of the conditions shall be grounds for denial of the application for variance.**

Please Answer The Following In Addition to Providing A Letter Of Intent

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,

Answer:

Yes, due to the shape size and topography of lot 44
requires moving the house 5' forward. Therefore the set back
would be 15' rather than 20'

and,

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located;

Answer:

No

and,

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;

Answer:

No

and,

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value;

Answer:

yes

_____ and,

5. The special circumstances are not the result of the actions of the applicant;

Answer:

No

_____ and,

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure;

Answer:

yes

_____ and,

7. The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

Answer:

yes

The applicant, or designated agent, **MUST*** attend the public hearings for the variance request to be considered.

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

VAR# C2500068 TMP# 083026189 Applicant's Name: Hardeman Communities Inc.

Adjacent Property Owners

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property where the variance is being requested. Attach another page if needed. The postage for the certified letters to the adjacent property owners will be paid by the applicant.

TMP # 083026188 1. Name(s): Hardeman Communities Inc.
Address: Lot 63 - 190 Timber Ridge
Dawsonville, GA 30534

TMP # 083026194 Name(s): Luke and Tabatha Martin
Address: Lot 69 - 205 Timber Ridge
Dawsonville GA 30534

TMP # 083026162 Name(s): Hardeman Communities Inc.
Address: Lot 37 - 493 Brookstone Trail
Dawsonville GA 30534

TMP # 083026163 Name(s): Hardeman Communities Inc
Address: Lot 38 - 481 Brookstone Trail
Dawsonville, GA 30534

TMP # 083026195 5. Name(s): Dana & John Sims Lot 70
Address: 193 Timber Ridge
Dawsonville, GA 30534

TMP # 083026164 6. Name(s):
Address: 469 Brookstone Trail Lot 39
Dawsonville, GA 30534

TMP # 083026161 7. Name(s):
Address: 407 Brookstone Trail Lot 36
Dawsonville, GA 30534

TMP # 083026193 8. Name(s): Argent, Shelby
Address: 213 Timber Ridge
Dawsonville, GA 30534

TMP # 083026192 9. Name(s):
Address: 233 Timber Ridge Lot 67
Dawsonville, GA 30534

Adjacent Property Owner notification of a variance request is required.

083 026 191 235 Timber Ridge Lot 66
Dawsonville, GA

VAR# C2500068 TMP# 083 026189 Applicant's Name: Hardeman Communities Inc

Property Owner Authorization

I / We Hardeman Communities Inc hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Lot 64 Creekstone # 083 026189 210 Timber Ridge as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance 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.

Printed Name of Owner Hardeman Communities Inc - Steve E. Berger
Signature of Owner [Signature] Date 11/5/24
Mailing Address 1000 Old Dawson Village Rd - Ste 220
City Dawsonville State GA Zip 30534
Telephone Number 770-666-7649

Sworn to and subscribed before me.
this 5th day of November 20 24.

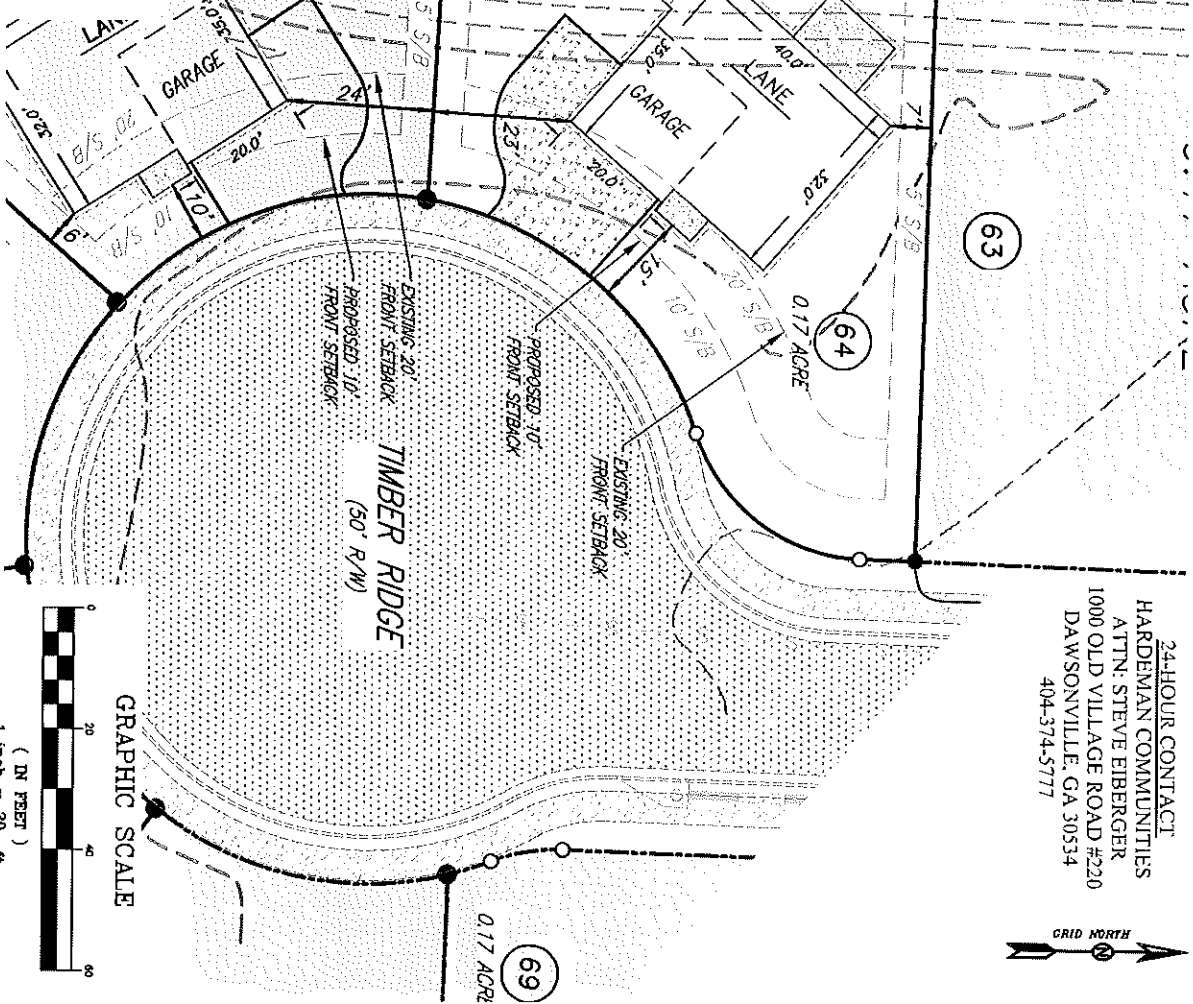
[Signature]
Notary Public, State of Georgia

My Commission Expires: 3.24-25



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

IF ANY CONFLICTS, DISCREPANCIES OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



PROJECT INFORMATION:
BOUNDARY INFORMATION OBTAINED FROM A FINAL SUBDIVISION PLAT FOR CREEKSTONE SUBDIVISION (PHASE II) COMPLETED BY DAVIS ENGINEERING & SURVEYING, LLC.
CONTOUR DATA FROM FIELD RUN TOPO PERFORMED BY DAVIS ENGINEERING & SURVEYING, LLC.
CONTRACTOR INTERVAL = 2'

FLOOD NOTE:
ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13065C0092C, DATED 4/4/2018.

ZONING INFORMATION:
CITY OF DAWSONVILLE
ZONING: PLANNED UNIT DEVELOPMENT (PUD)

GENERAL NOTES:

1. CONTOURS ARE SHOWN AT 2' INTERVALS AND BASED UPON FIELD RUN DATA PERFORMED BY DAVIS ENGINEERING & SURVEYING, LLC.
2. TOILET FACILITIES AVAILABLE FOR CONSTRUCTION MARKERS WITHIN 300' OF EACH SITE.
3. LIMITS OF CLEARING ARE DESIGNATED BY LOCATIONS OF S&T FENCE. UNLESS OTHERWISE NOTED.
4. SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
5. ALL IMPROVEMENTS TO CONFORM WITH FULTON COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
6. ALL IMPROVEMENTS TO CONFORM WITH FULTON COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. MAXIMUM CUT OR FILL SLOPES ARE 2:1 HORIZONTAL TO 1 VERTICAL.
8. CONTRACTOR TO ADJUST FINAL GRADUES PER OWNER RECOMMENDATIONS.
9. CONTRACTOR TO LIMIT GRADING ACTIVITIES IN SEPTIC AREAS TO CLEARING ONLY AND PROTECT DURING SITE GRADING.
10. MINIMUM FEE TO BE AT LEAST 4' ABOVE FUTURE FLOOD ELEVATION.

UTILITY NOTE:
EACH LOT HAS AN EXISTING SEWER TAP AND WATER METER CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CONNECTION LOCATIONS TO HOUSE.

24-HOUR CONTACT:
HARDEMAN COMMUNITIES
ATTN: STEVE EIBERGER
1000 OLD VILLAGE ROAD #220
DAWSONVILLE, GA 30534
404-374-5777

HOUSE LOCATION & LOT GRADING EXHIBIT:

LOTS 64 - CREEKSTONE PHASE II
LAND LOT 505
14th DISTRICT, 1st SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA

DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVIS@GINSPIERS.COM

DRIVING DATE: 10/16/2024	DRAWING BY: DS	CHECKED BY: PSL	FIELD DATE: -
SHEET NO. 1 of 1			
PROJECT NO. 16-267.1			

Filed 08/31/2022 04:00PM
 Bk 00088 Pg 0005
 Plat Doc: PLAT

Penalty: \$0.00 Interest: \$0.00
 Participants: 3244368885
 JUSTIN POWER, Clerk of Superior
 Court
 DAWSON County, Georgia

THIS BLOCK RESERVED FOR THE CLERK
 OF THE SUPERIOR COURT



THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAYS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES. TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.



*LOTS 64 AND 65 WILL REQUIRE
 A LOT GRADING PLAN.

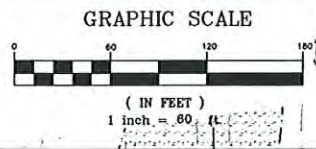
-LEGEND-

○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET (P/F/S)	SR SLOD ROAD
□ MONUMENT	OCB OUTLET CONTROL STRUCTURE
○ CENTERLINE	CPP CORRUGATED PLASTIC PIPE
○ CRIMPED TOP PIPE	DE DEED BOOK
○ DEED BOOK	DE DEED BOOK
○ NOW OR FORMERLY OPEN TOP PIPE	DE DRAINAGE EASEMENT
○ PLAT BOOK	○ DROP INLET
○ PROPERTY LINE	○ SANITARY SEWER MANHOLE (SSM)
○ ACCESS EASEMENT	○ ACCESS EASEMENT
○ TELEPHONE FEED (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	○ ADJOINER
○ FIRE HYDRANT (FH)	○ LAND LOT LINE (L.L.)
○ WATER METER (WM)	○ RIGHT OF WAY (R/W)
○ WATER VALVE (WV)	○ FENCE
○ POWER BOX (PBX)	○ OVERHEAD POWER
○ POWER POLE (PP)	

-SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (J) 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 RLS #3216



OPEN SPACE 1
18.96 ACRES
 825, 721 SQ. FT.

8" DIP WL

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SHEET NO.
7 OF 11

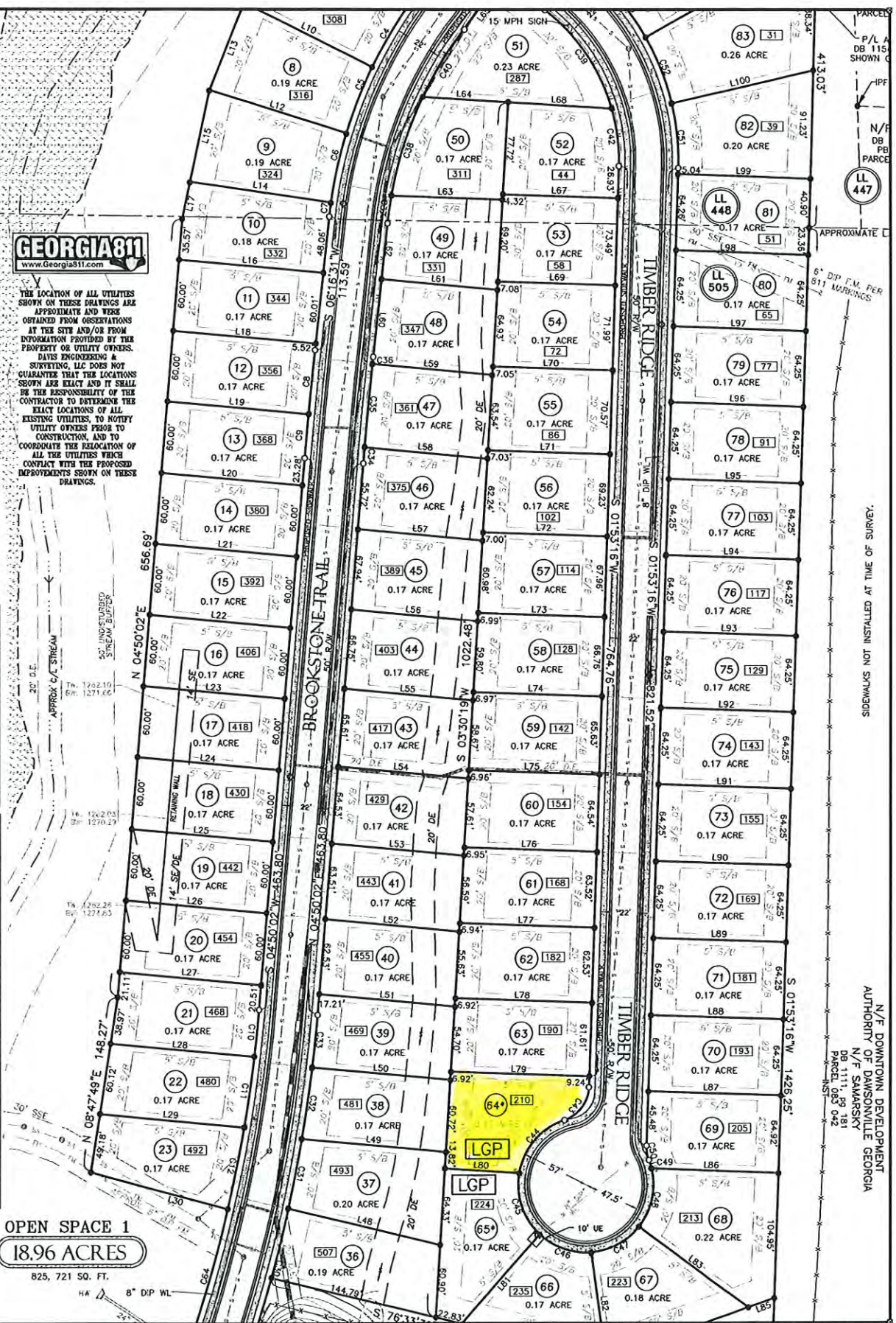
PROJECT NO.
16-267

DRAWN BY: NAP/DS/AG
 FIELD CREW: ET AL
 PLAT DATE: 5/17/2021
 FIELD DATE: 7/2017-4/2021
 REVS DATE: 5/17/2022

SURVEY FOR:
CREEKSTONE - PHASE 2
LAND LOTS 437, 438, 448, & 505
4th DISTRICT, 1st SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA

PREPARED BY

DES DAVIS
 ENGINEERING & SURVEYING
 133 PROMINENCE COURT
 SUITE 210
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM



**PROPERTY OWNER
190 TIMBER RIDGE, LOT 63
DAWSONVILLE, GA 30534**

**PROPERTY OWNER
205 TIMBER RIDGE, LOT 69
DAWSONVILLE, GA 30534**

**PROPERTY OWNER
493 TIMBER RIDGE, LOT 37
DAWSONVILLE, GA 30534**

**PROPERTY OWNER
481 TIMBER RIDGE, LOT 38
DAWSONVILLE, GA 30534**

**DANA & JOHN SIMS
193 TIMBER RIDGE, LOT 70
DAWSONVILLE, GA 30534**

**PROPERTY OWNER
469 BROOKSTONE TRAIL, LOT 39
DAWSONVILLE, GA 30534**

**SHELBY ARGENTO
213 TIMBER RIDGE
DAWSONVILLE, GA 30534**

**PROPERTY OWNER
233 TIMBER RIDGE, LOT 67
DAWSONVILLE, GA 30534**

**PROPERTY OWNER
235 TIMBER RIDGE, LOT 66
DAWSONVILLE, GA 30534**

PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF
DAWSONVILLE IN REGARDS TO THE ZONING
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:

VAR-C2500068

Reduce setbacks

HEARINGS WILL BE HELD BY:

CITY COUNCIL:

DATE: *1/9/2025*

TIME: *5:00pm.*

HEARING LOCATION:

DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 53 E SUITE 100
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-265-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 14

SUBJECT: Variance Request VAR C2500069

CITY COUNCIL MEETING DATE: 01/09/2025

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:

VAR C2500068 Reduce front setback from 20' to 10'.

HISTORY/ FACTS / ISSUES: See staff report.

OPTIONS: Approve/Disapprove

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Ron Haynie Planning Director

City Council:

Caleb Phillips, Post 1
William Illg, Post 2
Sandy Sawyer, Post 3
Mark French, Post 4



John Walden
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Ron Haynie
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Dr. Saba Haeringer, at large
Madison Eiberger, Post 1
Josh Nichols, Post 2
Randy Davis, Chairperson Post 3
Ashley Stephenson, Post 4

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

PUBLIC HEARING NOTICE

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

VAR-C2500068: Hardeman Communities, Inc (Creekstone Subdivision) has requested a variance for a reduced front setback from the required 20 feet to 15 feet; located at TMP 083 026 189, 210 Timber Ridge, Lot 64, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

VAR-C2500069: Hardeman Communities, Inc (Creekstone Subdivision) has requested a variance for a reduced front setback from the required 20 feet to 10 feet; located at TMP 083 026 190, 224 Timber Ridge, Lot 65, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

VAR-C2500072: Habitat for Humanity-NCG has requested a variance for a reduced exterior buffer from the required 50 feet to 30 feet; located at TMP D01 047 005-010, Stegall Place, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

VAR-C2500073: Habitat for Humanity-NCG has requested a variance for an increase in the minimum home square feet from 1,000 square feet to 1,500 square feet; located at TMP D01 047 005-010, Stegall Place, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

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

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

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



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

Variance Request VAR C2500069

Staff Report from Ron Haynie Planning Director

VAR C2500069, TMP 083 026 190, 224 Timber Ridge, Lot 65
Request to reduce front setback from 20' to 10'.

Staff Analysis:

Based on Section 907 of the Dawsonville Code of Ordinances (provided below) neither of these requests meet the criteria set forth as they both exceed the 20% threshold for a setback variance.

Otherwise, and referring to the "City of Dawsonville Land Use and Zoning Ordinance: Article IX Variances" questionnaire, staff is in disagreement with the applicants' responses to items 4 and 5.

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value; (applicant response "YES").

Staff considers this to be an inaccurate representation as adjacent property owners will likely be affected due to the value of their property being diminished by adversely positioning a home closer than the regulations intend.

5. The special circumstances are not the result of the actions of the applicant; (applicant response "NO").

Staff sees the "special circumstance" as the direct result of the applicants' actions, as it is the applicant who provided the design for the finished grades and site plan.



Sec. 907. - Variances, conditional uses and map amendments.

I.

Purpose. The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance. A variance may be granted, upon specific findings that all of the following conditions exist. **The absence of any one of the conditions shall be grounds for denial of the application for variance.**

1.

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,

2.

A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located; and,

3.

Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located; and,

4.

Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value; and,

5.



The special circumstances are not the result of the actions of the applicant; and,

6.

The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure; and,

7.

The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

II.

Notwithstanding anything in paragraph I, the planning commission shall have the power to grant a variance (except for density and use) from the development standards of the zoning ordinance of the city if the intent of the ordinance can be achieved and equal performance obtained by granting the variance.

A.

Authority. The authority to grant variances in accord with this section shall be limited to variances from the following requirements:

1.

Front yard, side yard and rear yard setbacks. Variances shall not exceed 20 percent of the setback in applicable zoning district;

2.

Building height. A variance may be granted up to, but not exceeding, ten feet if such variance does not allow space habitable by humans and is also approved by the fire marshal and would not result in an increase in the number of stories that would otherwise be allowed by the zoning district;

3.

Buffers. The dimensions of a landscaping buffer required by the zoning ordinance or other ordinance may be varied by no more than 20 percent if the adopted comprehensive plan recommends a similar or more compatible use of the neighboring property or in other situations if the intent of the required buffer can be equally achieved; however, no buffer required as a condition of zoning shall be modified; and

4.

Parking. If the required parking standards cannot reasonably be met and if a variance will not adversely affect the spirit or intent of the ordinance, then a variance of not more than ten percent may be granted.



B.

Application, notification and fee. The applicant may choose to either submit an affidavit attesting to notice that includes signatures of all adjoining property owners listed within the application package consenting to the requested variance or the applicant may choose to request written notice from the planning department to adjoining property owners of the variance application and then wait at least 30 business days from notice to all adjoining property owners before the variance may be considered for approval. In either application method, notice of the variance application shall be posted upon the property as required by law before the variance is considered and shall state the variance requested and the date the variance shall be considered.

C.

Basis for approval. No variance may be granted under this paragraph for an application for a variance that has been heard by the planning commission within one year or if the application is for the expansion of a non-conforming use or structure. The following criteria shall be considered by the planning commission before granting a variance under this paragraph:

1. The variance neither interferes with the rights of others as provided in this chapter nor is injurious to the public health, safety, general welfare;
2. A strict interpretation and enforcement of the standards or requirement would result in practical difficulty or unnecessary hardship;
3. Exceptional or extraordinary circumstances applicable to the subject property exist that do not generally apply to other properties in the same district;
4. The variance provides for reasonable use under the specified circumstances of each application;
5. The variance achieves the general intent of this ordinance;
6. The variance is the minimum possible variance under the specific circumstances; and
7. The variance does not exceed the scope of the authority set forth in subsection (A) hereof.

Staff Recommendation:

Should the applicant wish to re-apply requesting the maximum variance of 20%, they shall provide both a grading plan and an engineered foundation plan for the home to be constructed. Plans shall include any necessary retaining walls. All this shall be provided as part of the application to be considered.



City of Dawsonville
 415 HIGHWAY 53 STE 100
 DAWSONVILLE, GA 30534

ATTN: PLANNING DEPARTMENT
 (706)265-3256

INVOICE #
I2500309

INVOICE DATE: 11/14/24
 DUE DATE: 12/14/24

ACCOUNT ID: HARDEMAN COMMUNITIES INC STEVE EIBERGER 1000 OLD DAWSON VILLAGE RD SUITE 220 DAWSONVILLE, GA 30534

PERMIT INFORMATION
 PERMIT NO: C2500069
 LOCATION: 224 TIMBER RIDGE, LOT 65
 OWNER: HARDEMAN COMMUNITIES INC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
1.0000	P-0153	VARIANCE Permit No: C2500069	300.000000	300.00
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2500069	100.000000	100.00
			TOTAL DUE:	\$ 400.00
		Prn Payment: 11/14/24 CK 50255		--400.00
			BALANCE:	\$ 0.00

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

City of Dawsonville
 415 HIGHWAY 53 STE 100
 DAWSONVILLE, GA 30534

INVOICE #: I2500309
 DESCRIPTION: Permit No: C2500069
 ACCOUNT ID:
 DUE DATE: 12/14/24
 TOTAL DUE: \$ 0.00

HARDEMAN COMMUNITIES INC
 STEVE EIBERGER
 1000 OLD DAWSON VILLAGE RD
 SUITE 220
 DAWSONVILLE, GA 30534



HARDEMAN COMMUNITIES

November 12, 2024

City of Dawsonville
Planning and Zoning Division

Subject: Special Exception Variance Letter of Intent
Lot 65 – 224 Timber Ridge
Dawsonville, Ga 30534
Parcel #: 083 026 190

To Whom It May Concern;

This letter of intent is to serve as an official request for a special exemption of variance for Lot 65 located at 224 Timber Ridge, Dawsonville, Ga 30534. Hardeman Communities, Inc. (Owner) is requesting this variance due to the shape size and topography of the lot. It will require moving the house 10 feet forward; therefore, the setback would be 10 feet rather than 20 feet.

If I can provide additional assistance in this matter, please feel free to contact me at 770-616-7649.

Sincerely,



Steve Eiberger
Hardeman Communities, Inc.



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

Variance Application

VAR- C2500069

Application for: Appeal Special Exception Adjustment

Variance Requested: Reduce Setback 20ft to 10ft (Letter of Intent must fully describe this request)

Applicant Name: Steve Eiberger Company: Hardeman Communities Inc.
 Address: 1000 Old Dawson Village Rd. City: Dawsonville Zip: 30534

Cell Phone _____ Email: _____

Owner Name(s): same as above

Address: _____ City: _____ Zip: _____

Cell Phone: _____ Email: _____

Exact Location and Description of Subject Property:

Address: 224 Timber Ridge Lot # 65

Present/Proposed Zoning: PUD Parcel # 083026190

District: 14th Land Lot: 505 Tax Map # _____

Present and/or Proposed Use of Property: Residential home construction

Required Items:

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Planning Director.
- The Letter of Intent shall address the criteria specified in Article IX. Sec. 907. Variances, conditional uses and map amendments (see page 2 & 3).
- Sign Variance authorized by City Council only per Chapter 105 Sec 105-8.

FEE SCHEDULE

Variance Per Ordinance Amendment	\$300.00
Administrative fee	\$100.00
Appeals and Change of Zoning Conditions	\$500.00
Public Notice Certified Mail	**per adjacent property owner

**price is determined by USPS

[Signature]
 Signature of Applicant

11/12/21
 Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ <u>400</u> <u>50255</u> <input checked="" type="checkbox"/> Cash <input type="checkbox"/> CK
Date of Planning Commission Meeting:	Dates Advertised:
Approved by Planning Commission: YES NO	Approved by City Council: YES NO
	Postponed: YES NO Date

RECEIVED
 NOV 17 2024
 BY: [Signature]

City of Dawsonville Land Use and Zoning Ordinance: Article IX Variances.

Does This Proposal Qualify For A Variance?

The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This Article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance. **A variance may be granted, upon specific findings that all of the following conditions exist. The absence of any one of the conditions shall be grounds for denial of the application for variance.**

Please Answer The Following In Addition to Providing A Letter Of Intent

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,

Answer:

Yes - Due to the shape size and topography of Lot 65,
it requires moving the house 10 ft forward. Therefore the
setback would be 10 ft. rather than 20 ft.

and,

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located;

Answer:

NO

and,

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;

Answer:

NO

and,

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value;

Answer:

Yes

and,

5. The special circumstances are not the result of the actions of the applicant;

Answer:

No

and,

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure;

Answer:

Yes

and,

7. The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

Answer:

Yes

The applicant, or designated agent, MUST* attend the public hearings for the variance request to be considered.

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

VAR# C2500069 TMP# 083 026 190 Applicant's Name: Hardeman Communities Inc

Property Owner Authorization

I / We Hardeman Communities Inc hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Lot 65 Creekstone #083 026 190
221 Timber Ridge as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance 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.

Printed Name of Owner Hardeman Communities Inc - Steve Eiberger
Signature of Owner [Signature] Date 11/6/24
Mailing Address 1000 Old Dawson Village Rd. Ste 220
City Dawsonville State GA Zip 30534
Telephone Number 770-616-7649

Sworn to and subscribed before me.
this 5th day of November 20 24.
[Signature]
Notary Public, State of Georgia
My Commission Expires: 3-24-25



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

VAR# C25 00069 TMP# 083 026-190 Applicant's Name: Hardeman Communities Inc.

Adjacent Property Owners

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property where the variance is being requested. Attach another page if needed. The postage for the certified letters to the adjacent property owners will be paid by the applicant.

TMP # 083 026 191 Name(s): Logan Samples
Address: Lot 66-235 Timber Ridge
Dawsonville GA 30534

TMP # 083 026 193 Name(s): Shelby Argenito
Address: Lot 68-213 Timber Ridge
Dawsonville GA 30534

TMP # 083 026 161 Name(s): Hardeman Communities Inc.
Address: Lot 36-507 Brookstone Trail
Dawsonville GA 30534

TMP # 083 026 162 Name(s): Hardeman Communities Inc.
Address: Lot 37-493 Brookstone Trail
Dawsonville, GA 30534

TMP # 083 026 192 5. Name(s):
Address: 233 Timber Ridge Lot 67
Dawsonville, GA 30534

TMP # 083 026 194 6. Name(s):
Address: 205 Timber Ridge Lot 69
Dawsonville, GA 30534

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

TMP # _____ 8. Name(s):
Address: _____

TMP # _____ 9. Name(s):
Address: _____

Adjacent Property Owner notification of a variance request is required.

Filed 08/31/2022 04:00PM
 Bk 00088 Pg 0005
 Plat Doc: PLAT

Penalty: \$0.00 Interest: \$0.00
 Participants: 3244369885
 JUSTIN POWER, Clerk of Superior Court
 DAWSON County, Georgia

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND THEY OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.



*LOTS 64 AND 65 WILL REQUIRE A LOT GRADING PLAN.

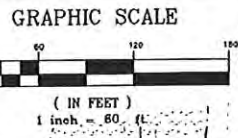
-LEGEND-

○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET	SR SOLID ROO
⊙ MONUMENT (FP/FS)	OCS OUTLET CONTROL STRUCTURE
— CENTERLINE	CPP CORRUGATED PLASTIC PIPE
DB DEED BOOK	DE DRAINAGE EASEMENT
N/F NOW OR FORMERLY	DI DRAINAGE INLET
OTP OPEN TOP PIPE	SM SANITARY SEWER
PC PLAT BOOK	MANHOLE (SM&M)
PL PLAT	AE ACCESS EASEMENT
— PROPERTY LINE (ALL ARE 1/2" RB "CAPPED")	— UNLESS OTHERWISE LABELED
⊙ TELEPHONE POOL (TP)	
⊙ FIRE HYDRANT (FH)	ADJONER
⊙ WATER METER (WM)	LAND LOT LINE (L.L.L)
⊙ WATER VALVE (WV)	RIGHT OF WAY (R/W)
⊙ POWER BOX (PB)	— FENCE
⊙ POWER POLE (PP)	— OVERHEAD POWER

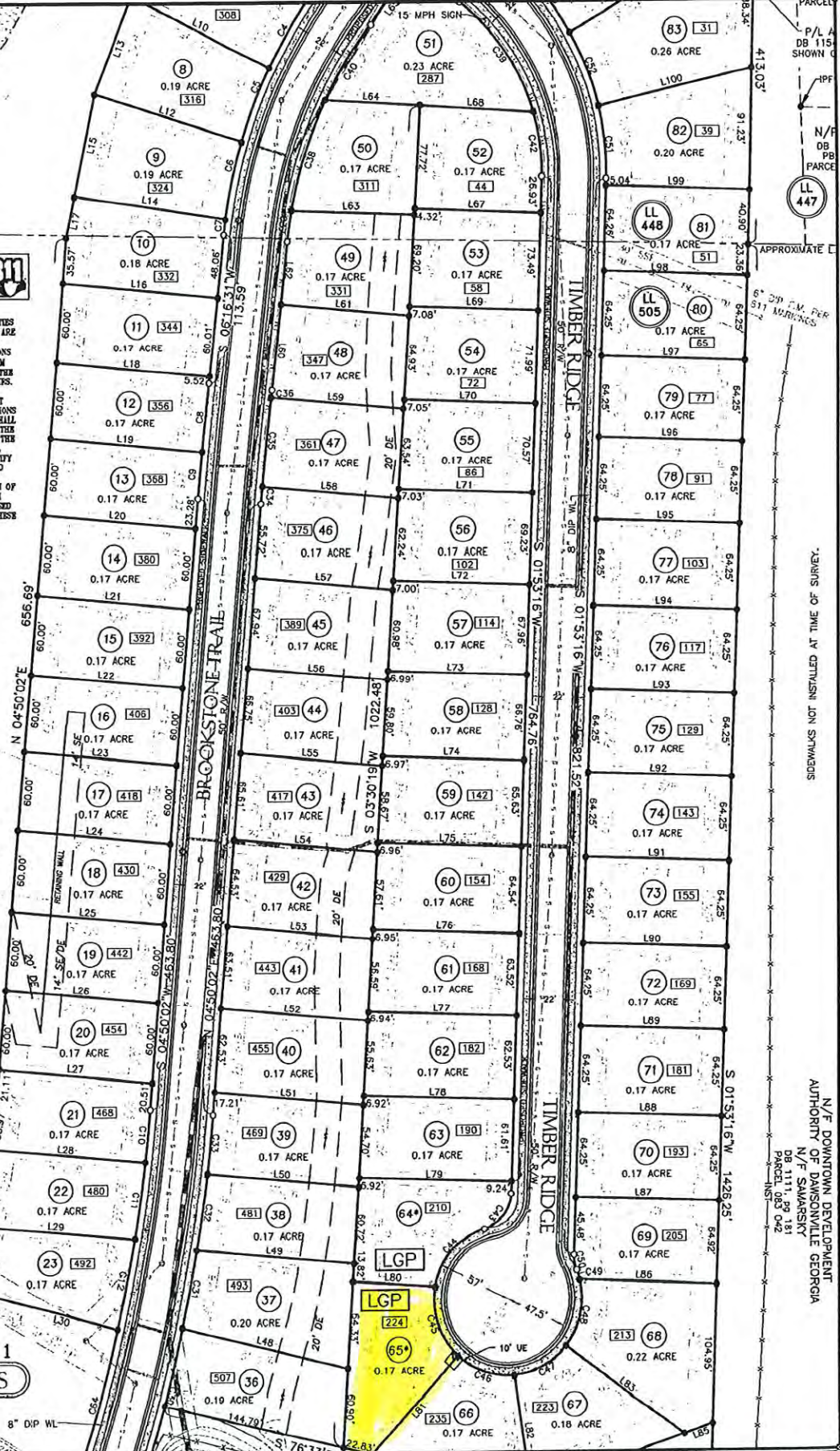
-SURVEYOR CERTIFICATION-

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 RLS #3216



OPEN SPACE 1
 18.96 ACRES
 825, 721 SQ. FT.



**LOGAN SAMPLES
235 TIMBER RIDGE, LOT 66
DAWSONVILLE, GA 30534**

**SHELBY ARGENTO
213 TIMBER RIDGE
DAWSONVILLE, GA 30534**

**PROPERTY OWNER
507 BROOKSTONE TRAIL, LOT 36
DAWSONVILLE, GA 30534**

**PROPERTY OWNER
493 TIMBER RIDGE, LOT 37
DAWSONVILLE, GA 30534**

**DANA & JOHN SIMS
233 TIMBER RIDGE, LOT 67
DAWSONVILLE, GA 30534**

**PROPERTY OWNER
205 TIMBER RIDGE, LOT 69
DAWSONVILLE, GA 30534**

PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF
DAWSONVILLE IN REGARDS TO THE ZONING
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:

VAR-C25000069

Reduce Setbacks

HEARINGS WILL BE HELD BY:

██████████
██████████
██████████

CITY COUNCIL:

DATE: 1/9/2025

TIME: 5:00 pm

HEARING LOCATION:

DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 53 E SUITE 100
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-265-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

City of Dawsonville
415 Hwy. 53 East
Dawsonville, Georgia 30534

ATLANTA GA RPDC 302

2 DEC 2024 PM 6 L



quadrant
FIRST-CLASS MAIL
IMI
\$000.69²
11/28/2024 ZIP 30534
043M31258883

US POSTAGE

PROPERTY OWNER
481 TIMBER RIDGE, LOT 38
DAWSONVILLE, GA 30534

NS

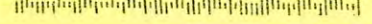
NIXIE 326 DE 1 0012/09/24

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

30534-324851

BC: 30534401715 *0871-00504-02-38



City of Dawsonville
415 Hwy. 53 East
Dawsonville, Georgia 30534



quadrant
FIRST-CLASS MAIL
IMI
\$000.69²
11/28/2024 ZIP 30534
043M31258883

US POSTAGE

PROPERTY OWNER
493 TIMBER RIDGE, LOT 37
DAWSONVILLE, GA 30534

NS

NIXIE 326 DE 1 0012/09/24

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

30534-49124

BC: 30534401715 *0415-00296-03-07



City of Dawsonville
415 Hwy. 53 East
Dawsonville, Georgia 30534

ATLANTA GA RPDC 302

2 DEC 2024 PM 6 L



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\$000.69²
11/28/2024 ZIP 30534
043M31258883

US POSTAGE

PROPERTY OWNER
493 TIMBER RIDGE, LOT 37
DAWSONVILLE, GA 30534

NS

NIXIE 326 DE 1 0012/09/24

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

30534-49124

BC: 30534401715 *0871-01715-02-38





DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 15

SUBJECT: Variance Request VAR C2500072

CITY COUNCIL MEETING DATE: 01/09/2025

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:

VAR C2500072 Reduce buffer from 50' to 30'.

HISTORY/ FACTS / ISSUES: See staff report.

OPTIONS: Approve/Disapprove

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Ron Haynie Planning Director

City Council:

Caleb Phillips, Post 1
William Illg, Post 2
Sandy Sawyer, Post 3
Mark French, Post 4



John Walden
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Ron Haynie
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Dr. Saba Haeringer, at large
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Randy Davis, Chairperson Post 3
Ashley Stephenson, Post 4

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

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VAR-C2500072: Habitat for Humanity-NCG has requested a variance for a reduced exterior buffer from the required 50 feet to 30 feet; located at TMP D01 047 005-010, Stegall Place, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

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

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



Variance Request VAR C2500072

Staff Report from Ron Haynie Planning Director

VAR C2500072, TMP D01 047 005-010, Stegall Place.
Request to reduce buffer from 50' to 30'.

Staff Analysis:

Based on Section 907 of the Dawsonville Code of Ordinances (provided below) this request exceeds the threshold of a 20% reduction.

Otherwise, and referring to the "City of Dawsonville Land Use and Zoning Ordinance: Article IX Variances" questionnaire, staff is in general disagreement with the applicants' responses to items 1 and 2.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district;
The applicant does not address the subject and considers that there are no exceptional conditions due to its size, shape or topography.
2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located;
The applicant has chosen to pursue this particular property and has chosen to pursue rezoning the property as RCT while other property and zoning classifications were available.

Beyond any proposed reduction in buffers, the larger challenge is managing the technical review process of any development within the context of a zoning classification as vague as Article XXI if such a zoning is granted.



Sec. 907. - Variances, conditional uses and map amendments.

I.

Purpose. The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance. A variance may be granted, upon specific findings that all of the following conditions exist. **The absence of any one of the conditions shall be grounds for denial of the application for variance.**

1.

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,

2.

A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located; and,

3.

Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located; and,

4.

Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value; and,

5.

The special circumstances are not the result of the actions of the applicant; and,



6.

The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure; and,

7.

The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

II.

Notwithstanding anything in paragraph I, the planning commission shall have the power to grant a variance (except for density and use) from the development standards of the zoning ordinance of the city if the intent of the ordinance can be achieved and equal performance obtained by granting the variance.

A.

Authority. The authority to grant variances in accord with this section shall be limited to variances from the following requirements:

1.

Front yard, side yard and rear yard setbacks. Variances shall not exceed 20 percent of the setback in applicable zoning district;

2.

Building height. A variance may be granted up to, but not exceeding, ten feet if such variance does not allow space habitable by humans and is also approved by the fire marshal and would not result in an increase in the number of stories that would otherwise be allowed by the zoning district;

3.

Buffers. The dimensions of a landscaping buffer required by the zoning ordinance or other ordinance may be varied by no more than 20 percent if the adopted comprehensive plan recommends a similar or more compatible use of the neighboring property or in other situations if the intent of the required buffer can be equally achieved; however, no buffer required as a condition of zoning shall be modified; and

4.

Parking. If the required parking standards cannot reasonably be met and if a variance will not adversely affect the spirit or intent of the ordinance, then a variance of not more than ten percent may be granted.



B.

Application, notification and fee. The applicant may choose to either submit an affidavit attesting to notice that includes signatures of all adjoining property owners listed within the application package consenting to the requested variance or the applicant may choose to request written notice from the planning department to adjoining property owners of the variance application and then wait at least 30 business days from notice to all adjoining property owners before the variance may be considered for approval. In either application method, notice of the variance application shall be posted upon the property as required by law before the variance is considered and shall state the variance requested and the date the variance shall be considered.

C.

Basis for approval. No variance may be granted under this paragraph for an application for a variance that has been heard by the planning commission within one year or if the application is for the expansion of a non-conforming use or structure. The following criteria shall be considered by the planning commission before granting a variance under this paragraph:

1. The variance neither interferes with the rights of others as provided in this chapter nor is injurious to the public health, safety, general welfare;
2. A strict interpretation and enforcement of the standards or requirement would result in practical difficulty or unnecessary hardship;
3. Exceptional or extraordinary circumstances applicable to the subject property exist that do not generally apply to other properties in the same district;
4. The variance provides for reasonable use under the specified circumstances of each application;
5. The variance achieves the general intent of this ordinance;
6. The variance is the minimum possible variance under the specific circumstances; and
7. The variance does not exceed the scope of the authority set forth in subsection (A) hereof.

Staff Recommendation:

Should the applicant wish to re-apply to request the maximum variance of 20% they shall provide a landscape plan for consideration to show any disturbed areas proposed within the buffer and necessary recompense.



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

Variance Application

VAR- C2500072

Application for: Appeal Special Exception Adjustment

Variance Requested: Reduce exterior buffer from 50' to 30' (Letter of Intent must fully describe this request)

Applicant Name: Hal Stringer Company: Habitat ^{for} Humanity - NCG

Address: 814 Mimosa Blvd - Bldg C City: Roswell, GA Zip: 30075

Cell Phone: _____ Email: hstringer@habitat-ngc.org

Owner Name(s): Same as above

Address: _____ City: _____ Zip: _____

Cell Phone: _____ Email: _____

Exact Location and Description of Subject Property:

Address: Stegall Pl Lot # _____

Present/Proposed Zoning: R-2 to RCT Parcel # D01 047 005-010

District: 4th Land Lot: 439 & 446 Tax Map # D01 047 005-010

Present and/or Proposed Use of Property: Presently wooded, proposed cottage community

Required Items:

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Planning Director.
- The Letter of Intent shall address the criteria specified in Article IX. Sec. 907. Variances, conditional uses and map amendments (see page 2 & 3).
- Sign Variance authorized by City Council only per Chapter 105 Sec 105-8.

FEE SCHEDULE

Variance Per Ordinance Amendment	\$300.00
Administrative fee	\$100.00
Appeals and Change of Zoning Conditions	\$500.00
Public Notice Certified Mail	**per adjacent property owner

**price is determined by USPS

Hal Stringer
 Signature of Applicant

11-5-2024
 Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ _____ CK Cash CK
Date of Planning Commission Meeting: <u>1/9/25</u>	Dates Advertised: <u>12-4-2024</u>
Approved by Planning Commission: YES NO	Approved by City Council: YES NO
Postponed: YES NO	Date: _____

City of Dawsonville Land Use and Zoning Ordinance: Article IX Variances.

Does This Proposal Qualify For A Variance?

The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This Article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance. **A variance may be granted, upon specific findings that all of the following conditions exist. The absence of any one of the conditions shall be grounds for denial of the application for variance.**

Please Answer The Following In Addition to Providing A Letter Of Intent

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,

Answer:

As the first proposed RCT project, we feel the 50' exterior buffer is too large for a 3ac parcel. To accomodate a Cottage Community factoring in stormwater accomodations and grading, a proposed 30' buffer would still provide a visual barrier to adjoining parcels.

and,

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located;

Answer:

Again, due to the size and shape of the combined parcel, a 50' exterior buffer would restrict more than half of the property. To be able to provide a cottage community with houses, streets, sidewalks, parking and open areas, a reduced buffer is necessary.

and,

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;

Answer:

This is the first RCT, the first in this district and therefore there are no other properties to compare to.

and,

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value;

Answer:

If relief were granted, we feel the intent of a cottage community, one with sidewalks, parking, open spaces and common areas will be met and in harmony with the purpose and intent of these regulations. Without the variance, drainage from upstream and downstream properties cant be properly accomodated without walls, which would increase the risk of injury

and,

5. The special circumstances are not the result of the actions of the applicant;

Answer:

These special circumstances are due to little to no history applying RCT zoning criteria onto a parcel of this shape and size

and,

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure;

Answer:

The proposed variance request to the exterior buffer of 30' instead of 50', which will make it possible to build a Cottage Community in the spirit of the code.

and,

7. The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

Answer:

Correct, specifically the variance will allow the residential cottages to be constructed in a way that offsite drainage and slopes can be tied to without having to add walls, which still providing for a visual barrier

The applicant, or designated agent, MUST* attend the public hearings for the variance request to be considered.

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

Adjacent Property Owners

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property where the variance is being requested. Attach another page if needed. The postage for the certified letters to the adjacent property owners will be paid by the applicant.

- TMP # D01-048 1. Name(s): Dawson County Board of Elections
 Address: 96 Academy Avenue
Dawsonville, GA 30534
- TMP # D01-060 2. Name(s): William Stephens Trustee
 Address: 795 Emory Stephens
Murrayville, GA 30564
- TMP # D01-047-001 3. Name(s): James & Megan Parker
 Address: 150 Maple Street S
Dawsonville, GA 30534
- TMP # D01-047-002 4. Name(s): Marion Ross & Pamela Perez-Ross
 Address: 164 Maple Street S
Dawsonville, GA 30534
- TMP # D01-047 5. Name(s): Gilbert & Harolyn Merritt
 Address: 184 Maple Street S
Dawsonville, GA 30534
- TMP # D01-047-003 6. Name(s): Victor Gravitt
 Address: 208 Maple Street S
Dawsonville, GA 30534
- TMP # D01-047-004 7. Name(s): Tanco Investments, LLC
 Address: 4217 Highway 136 West
Dawsonville, GA 30534
- TMP # D01-037 8. Name(s): Stegall Manor Subdivision
 Address: 4085 Cooper Leas Lane
Cumming, GA 30040
- TMP # D01-050 9. Name(s): George & Colleen Slaton
 Address: 26 Academy Avenue
Dawsonville, GA 30534

Adjacent Property Owner notification of a variance request is required.

Type text here

VAR# C2500072 TMP# DOI 047 005-010 Applicant's Name: Habitat for Humanity-NEG

Property Owner Authorization

I / We Habitat for Humanity - NEG hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Stegall Place, Dawsonville
DOI 047 010, DOI 047 008, DOI 047 007, DOI 047 006 & DOI 047 005 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance 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.

Printed Name of Owner Steve Napier
Signature of Owner [Signature] Date 11-5-24
Mailing Address 814 Mimosa Blvd
City Roswell State GA Zip 30075
Telephone Number 678-234-6966

Sworn to and subscribed before me.
this 5th day of November 2024.
Andrea Dede Allen
Notary Public, State of Georgia
My Commission Expires: 2/8/2028



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



LETTER OF INTENT

Applicant	Ensite Civil Consulting on behalf of Habitat for Humanity
Subject Property	3.128 total acres, consisting of Parcels D001 047 005-010 on Stegall Place
Current Zoning:	R-2
Proposed Zoning:	RCT (Residential Cottage)
Proposed Use:	Develop a cottage community with 15 individual cottages, a Community Center, common area and other amenities.
Application:	Rezone to RCT to allow for a cottage community and make available housing attainable to the workforce in our community.
ROW Access:	Stegall Place

PROPOSED USE

The applicant proposes to rezone the existing zoning of RA to RCT for Parcels D001 047 005-010. There is an extreme need for housing in general, but especially housing that is attainable for those working hard to serve our community, whether that be first responders, healthcare professionals, teachers and others who are struggling to find quality housing they can afford on their salaries. Habitat for Humanity vets all applicants and supports them in the journey towards home ownership. By proposing a small, innovative, cottage community with a community center, common areas and other amenities, while connecting directly to the City's pedestrian friendly network, this proposed community plans to bring a sense of place and purpose to those who can not find such an option in our growing community. With this rezoning request, the applicant would request additional variances:

1. RCT calls for a 50' Maintained undisturbed buffer, per city approval we would like to amend this to allow for a 30' Maintained exterior buffer and 50' exterior setback. A 50' exterior buffer around the 3.128 ac property restricts more than half the property. A 30' buffer will still provide the intended effect of providing a natural screen from adjoining properties, while also providing for a more significant common area central to this proposed community.
2. RCT states that individual houses may not exceed 1000 sq/ft. We respectfully request the City to allow for a maximum 1500 sq/ft homes, which will provide 3-bedroom options for families.

**DAWSON COUNTY BOARD OF
ELECTIONS
96 ACADEMY AVE
DAWSONVILLE, GA 30534**

**STEPHENS WILLIAM,
TRUSTEE
795 EMORY STEPHENS
MURRAYVILLE, GA 30564**

**PARKER JAMES W & MEGAN
A
150 MAPLE ST S
DAWSONVILLE, GA 30534**

**ROSS, MARION III & PAMELA
PEREZ-ROSS
164 MAPLE STREET SOUTH
DAWSONVILLE, GA 30534**

**MERRITT, GILBERT RONALD
& HAROLYN
184 MAPLE ST SOUTH
DAWSONVILLE, GA 30534**

**GRAVITT, VICTOR D
208 MAPLE ST
DAWSONVILLE, GA 30534**

**TANCO INVESTMENTS LLC
4217 HWY 136 WEST
DAWSONVILLE, GA 30534**

**STEGALL PLACE LLC
4085 COPPER LEAS LANE
CUMMING, GA 30040**

**92 STEGALL PLACE LLC
4085 COPPER LEAS LANE
CUMMING, GA 30040**

**SLATON, GEORGE & COLLEEN
26 ACADEMY AVE
DAWSONVILLE, GA 30534**



City of Dawsonville
 415 HIGHWAY 53 STE 100
 DAWSONVILLE, GA 30534

ATTN: PLANNING DEPARTMENT
 (706)265-3256

INVOICE #
I2500174

INVOICE DATE: 09/13/24
 DUE DATE: 10/13/24

ACCOUNT ID:
 HABITAT FOR HUMANITY-NCG
 H. STRINGER
 814 MIMOSA BLVD BLDG C
 ROSWELL,, GA 30075

PERMIT INFORMATION
 PERMIT NO: C2500044
 LOCATION: STEGALL PLACE
 OWNER: HABITAT FOR HUMANITY -NCG

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
1.0000	P-0149	Zoning Request to R6 Permit No: C2500044	350.000000	350.00
2.8830/ACR	P-0163	ZONING REQUEST TO R-6 PER ACRE Permit No: C2500044	50.000000	144.15
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2500044	100.000000	100.00
0.2450/ACR	P-0163	ZONING REQUEST TO R-6 PER ACRE Permit No: C2500044	50.000000	12.25
			TOTAL DUE:	\$ 606.40
			Prn Payment: 09/17/24 CR 3881894589	--594.15
			Prn Payment: 11/25/24 CR 3886768524	--12.25
			BALANCE:	\$ 0.00

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

City of Dawsonville
 415 HIGHWAY 53 STE 100
 DAWSONVILLE, GA 30534

INVOICE #: I2500174
 DESCRIPTION: Permit No: C2500044
 ACCOUNT ID:
 DUE DATE: 10/13/24
 TOTAL DUE: \$ 0.00

HABITAT FOR HUMANITY-NCG
 H. STRINGER
 814 MIMOSA BLVD BLDG C
 ROSWELL,, GA 30075



PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF
DAWSONVILLE IN REGARDS TO THE ZONING
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:

VAR-C2500072

Reduce Buffers

HEARINGS WILL BE HELD BY:

CITY COUNCIL:

DATE: *1/9/2025*

TIME: *5:00 pm.*

HEARING LOCATION:

DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 53 E SUITE 100
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-265-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 16

SUBJECT: Variance Request VAR C2500073

CITY COUNCIL MEETING DATE: 01/09/2025

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:

VAR C2500073 Increase the minimum home square footage from 1,000 sf to 1,500 sf.

HISTORY/ FACTS / ISSUES: See staff report.

OPTIONS: Approve/Disapprove

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Ron Haynie Planning Director

City Council:

Caleb Phillips, Post 1
William Illg, Post 2
Sandy Sawyer, Post 3
Mark French, Post 4



John Walden
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Ron Haynie
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Dr. Saba Haeringer, at large
Madison Eiberger, Post 1
Josh Nichols, Post 2
Randy Davis, Chairperson Post 3
Ashley Stephenson, Post 4

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

PUBLIC HEARING NOTICE

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

VAR-C2500068: Hardeman Communities, Inc (Creekstone Subdivision) has requested a variance for a reduced front setback from the required 20 feet to 15 feet; located at TMP 083 026 189, 210 Timber Ridge, Lot 64, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

VAR-C2500069: Hardeman Communities, Inc (Creekstone Subdivision) has requested a variance for a reduced front setback from the required 20 feet to 10 feet; located at TMP 083 026 190, 224 Timber Ridge, Lot 65, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

VAR-C2500072: Habitat for Humanity-NCG has requested a variance for a reduced exterior buffer from the required 50 feet to 30 feet; located at TMP D01 047 005-010, Stegall Place, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

VAR-C2500073: Habitat for Humanity-NCG has requested a variance for an increase in the minimum home square feet from 1,000 square feet to 1,500 square feet; located at TMP D01 047 005-010, Stegall Place, Dawsonville, GA. Public Hearing Date: City Council Regular Meeting, Thursday, January 9, 2025, at 5:00 p.m.

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

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



Variance Request VAR C2500073

Staff Report from Ron Haynie Planning Director

**VAR C2500073, TMP D01 047 005-010, Stegall Place.
Increase minimum home square feet from 1,000 sf to 1,500 sf.**

Staff Analysis:

Based on the final interpretation of Section 2102 of the "Dawsonville Code of Ordinances" this request may not be necessary. Please refer to the code section below.

Sec. 2102. - Permitted uses.

1.

The construction of single-family cottages as allowable by current building codes not to exceed 1000 square feet in size on a minimum of one acre of land.

2.

Additionally, RTC will allow for the construction of single-family cottages as allowable by current building codes in groups as a micro-planned/pocket development with a density of eight units per acre with a minimum of six cottage units not to exceed 12 cottages units per cluster.

Is the 1000 square foot limitation seen in 2102 1. meant to also apply to 2102 2.?

or

If not, then there are no minimum or maximum square footages for buildings intended to be part of a micro-planned/pocket development.

Staff Recommendation:

Consult City Attorney for legal interpretation of how to read Section 2102.



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

Variance Application

VAR- C2500073

Application for: Appeal Special Exception Adjustment

Variance Requested: Increase the min home size from 1,000 sf to 1,500 sf
 (Letter of Intent must fully describe this request)

Applicant Name: Hal Stringer Company: Habitat ^{for} Humanity - NCG

Address: 814 Mimosa Blvd - Bldg C City: Roswell, GA Zip: 30075

Cell Phone _____ Email: hstringer@habitat-ngc.org

Owner Name(s): Same as above

Address: _____ City: _____ Zip: _____

Cell Phone: _____ Email: _____

Exact Location and Description of Subject Property:

Address: Stegall Pl Lot # _____

Present/Proposed Zoning: R-2 to RCT Parcel # D01 047 005-010

District: 4th Land Lot: 439 & 446 Tax Map # D01 047 005-010

Present and/or Proposed Use of Property: Presently wooded, proposed cottage community

Required Items:

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Planning Director.
- The Letter of Intent shall address the criteria specified in Article IX. Sec. 907. Variances, conditional uses and map amendments (see page 2 & 3).
- Sign Variance authorized by City Council only per Chapter 105 Sec 105-8.

FEE SCHEDULE

Variance Per Ordinance Amendment	\$300.00
Administrative fee	\$100.00
Appeals and Change of Zoning Conditions	\$500.00
Public Notice Certified Mail	**per adjacent property owner

**price is determined by USPS

Hal Stringer
 Signature of Applicant

11-5-2024
 Date

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

City of Dawsonville Land Use and Zoning Ordinance: Article IX Variances.

Does This Proposal Qualify For A Variance?

The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This Article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance. **A variance may be granted, upon specific findings that all of the following conditions exist. The absence of any one of the conditions shall be grounds for denial of the application for variance.**

Please Answer The Following In Addition to Providing A Letter Of Intent

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,

Answer:

Being a new community under RCT, the intent is to provide a uniquely tight-knit community while also providing a variety of house plans. There is no other community like it in Dawsonville.

_____ and,

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located;

Answer:

With a maximum house size of 1,000 sf, the applicant can not provide housing options with 3 bedrooms, which is essential to meet the needs of some of those that would want to live in this community.

_____ and,

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;

Answer:

This is the first RCT, the first in this district and therefore there are no other properties to compare to.

_____ and,

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value;

Answer:

The intent of the regulations is to provide a housing option to those that might not otherwise find housing in other zoning categories. The desire is to offer a quality mixture of housing, including 3 bedroom options for young families in a tight-knit community.

_____ and,

5. The special circumstances are not the result of the actions of the applicant;

Answer:

The special circumstances are due to little to no history applying RCT zoning criteria onto a parcel of this shape and size. While there is a need for 1 and 2 bedroom options, making available 3 bedrooms options will make for a better quality community with a mixture of families and single tenants.

_____ and,

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure;

Answer:

The proposed variance would work to minimize the restriction on the size of the home allowed which then provides a 3 bedroom option. The request also limits the number of houses offered with 3 Bedrooms

_____ and,

7. The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

Answer:

Correct, a 3 bedroom house is allowed by right in a residential district

The applicant, or designated agent, MUST* attend the public hearings for the variance request to be considered.

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

VAR# C2500073 TMP# DOI-047-005-010 Applicant's Name: Habitat for Humanity

Property Owner Authorization

I / We Habitat for Humanity - NC6 hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Stegall Place - DOI047010, DOI047009, DOI047008, DOI047007, DOI047006, DOI047005 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance 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.

Printed Name of Owner Steve Napier
Signature of Owner [Signature] Date 11-5-24
Mailing Address 814 Mimosa Blvd.
City Roswell, GA State GA Zip 30075
Telephone Number 678-234-6966

Sworn to and subscribed before me.
this 5th day of November 2024.
Andrea Deede Allen
Notary Public, State of Georgia
My Commission Expires: 2/8/28



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

VAR# C2500073 TMP# D01-047-005-00 Applicant's Name: HABitat for Humanity

Adjacent Property Owners

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property where the variance is being requested. Attach another page if needed. The postage for the certified letters to the adjacent property owners will be paid by the applicant.

- TMP # D01-048 1. Name(s): Dawson County Board of Elections
Address: 96 Academy Avenue
Dawsonville, GA 30534
- TMP # D01-060 2. Name(s): William Stephens Trustee
Address: 795 Emory Stephens
Murrayville, GA 30564
- TMP # D01-047-001 3. Name(s): James & Megan Parker
Address: 150 Maple Street S
Dawsonville, GA 30534
- TMP # D01-047-002 4. Name(s): Marion Ross & Pamela Perez-Ross
Address: 164 Maple Street S
Dawsonville, GA 30534
- TMP # D01-047 5. Name(s): Gilbert & Harolyn Merritt
Address: 184 Maple Street S
Dawsonville, GA 30534
- TMP # D01-047-003 6. Name(s): Victor Gravitt
Address: 208 Maple Street S
Dawsonville, GA 30534
- TMP # D01-047-004 7. Name(s): Tanco Investments, LLC
Address: 4217 Highway 136 West
Dawsonville, GA 30534
- TMP # D01-037 8. Name(s): Stegall Manor Subdivision
Address: 4085 Cooper Leas Lane
Cumming, GA 30040
- TMP # D01-050 9. Name(s): George & Colleen Slaton
Address: 26 Academy Avenue
Dawsonville, GA 30534

Adjacent Property Owner notification of a variance request is required.

Type text here



LETTER OF INTENT

Applicant	Ensite Civil Consulting on behalf of Habitat for Humanity
Subject Property	3.128 total acres, consisting of Parcels D001 047 005-010 on Stegall Place
Current Zoning:	R-2
Proposed Zoning:	RCT (Residential Cottage)
Proposed Use:	Develop a cottage community with 15 individual cottages, a Community Center, common area and other amenities.
Application:	Rezone to RCT to allow for a cottage community and make available housing attainable to the workforce in our community.
ROW Access:	Stegall Place

PROPOSED USE

The applicant proposes to rezone the existing zoning of RA to RCT for Parcels D001 047 005-010. There is an extreme need for housing in general, but especially housing that is attainable for those working hard to serve our community, whether that be first responders, healthcare professionals, teachers and others who are struggling to find quality housing they can afford on their salaries. Habitat for Humanity vets all applicants and supports them in the journey towards home ownership. By proposing a small, innovative, cottage community with a community center, common areas and other amenities, while connecting directly to the City's pedestrian friendly network, this proposed community plans to bring a sense of place and purpose to those who can not find such an option in our growing community. With this rezoning request, the applicant would request additional variances:

1. RCT calls for a 50' Maintained undisturbed buffer, per city approval we would like to amend this to allow for a 30' Maintained exterior buffer and 50' exterior setback. A 50' exterior buffer around the 3.128 ac property restricts more than half the property. A 30' buffer will still provide the intended effect of providing a natural screen from adjoining properties, while also providing for a more significant common area central to this proposed community.
2. RCT states that individual houses may not exceed 1000 sq/ft. We respectfully request the City to allow for a maximum 1500 sq/ft homes, which will provide 3-bedroom options for families.

**DAWSON COUNTY BOARD OF
ELECTIONS
96 ACADEMY AVE
DAWSONVILLE, GA 30534**

**STEPHENS WILLIAM,
TRUSTEE
795 EMORY STEPHENS
MURRAYVILLE, GA 30564**

**PARKER JAMES W & MEGAN
A
150 MAPLE ST S
DAWSONVILLE, GA 30534**

**ROSS, MARION III & PAMELA
PEREZ-ROSS
164 MAPLE STREET SOUTH
DAWSONVILLE, GA 30534**

**MERRITT, GILBERT RONALD
& HAROLYN
184 MAPLE ST SOUTH
DAWSONVILLE, GA 30534**

**GRAVITT, VICTOR D
208 MAPLE ST
DAWSONVILLE, GA 30534**

**TANCO INVESTMENTS LLC
4217 HWY 136 WEST
DAWSONVILLE, GA 30534**

**STEGALL PLACE LLC
4085 COPPER LEAS LANE
CUMMING, GA 30040**

**92 STEGALL PLACE LLC
4085 COPPER LEAS LANE
CUMMING, GA 30040**

**SLATON, GEORGE & COLLEEN
26 ACADEMY AVE
DAWSONVILLE, GA 30534**



City of Dawsonville
 415 HIGHWAY 53 STE 100
 DAWSONVILLE, GA 30534

ATTN: PLANNING DEPARTMENT
 (706)265-3256

INVOICE #
I2500174

INVOICE DATE: 09/13/24
 DUE DATE: 10/13/24

ACCOUNT ID: HABITAT FOR HUMANITY-NCG H. STRINGER 814 MIMOSA BLVD BLDG C ROSWELL, GA 30075

PERMIT INFORMATION
 PERMIT NO: C2500044
 LOCATION: STEGALL PLACE
 OWNER: HABITAT FOR HUMANITY -NCG

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
1.0000	P-0149	Zoning Request to R6 Permit No: C2500044	350.000000	350.00
2.8830/ACR	P-0163	ZONING REQUEST TO R-6 PER ACRE Permit No: C2500044	50.000000	144.15
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2500044	100.000000	100.00
0.2450/ACR	P-0163	ZONING REQUEST TO R-6 PER ACRE Permit No: C2500044	50.000000	12.25
			TOTAL DUE:	\$ 606.40
			Prn Payment: 09/17/24 CR 3881894589	--594.15
			Prn Payment: 11/25/24 CR 3886768524	--12.25
			BALANCE:	\$ 0.00

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

City of Dawsonville
 415 HIGHWAY 53 STE 100
 DAWSONVILLE, GA 30534

INVOICE #: I2500174
 DESCRIPTION: Permit No: C2500044
 ACCOUNT ID:
 DUE DATE: 10/13/24
 TOTAL DUE: \$ 0.00

HABITAT FOR HUMANITY-NCG
 H. STRINGER
 814 MIMOSA BLVD BLDG C
 ROSWELL, GA 30075



PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF
DAWSONVILLE IN REGARDS TO THE ZONING
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:

VAR-C2500073

Increase min. home Sq ft.
HEARINGS WILL BE HELD BY:

CITY COUNCIL:

DATE: 1/9/2025

TIME: 5:00 pm

HEARING LOCATION:

DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 53 E SUITE 100
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-265-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORITY



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 17

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

CITY COUNCIL MEETING DATE: 01/09/2025

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

CITY MANAGER REPORT

PREPARED JANUARY 6 FOR JANUARY 9, 2025 AGENDA

Happy New Year: We hope you and yours had a very Happy New Year and wish you the very best in 2025.

Light Up Dawsonville: Winners thus far include Cameron Cowart, Byrd's Mini Storage, Etowah Water and Sewer Authority, and the City of Dawsonville. All but one of the winners donated their prize money to The Place. The People's Choice Award will be determined on January 6th and announced shortly thereafter.

City of Dawsonville Food Bank: The Dawson County High School CTAE program sponsored a successful food drive program to help us with badly needed food items. We also had an anonymous donor who committed a \$1,000.00 monthly donation for our food bank. The size of our food pantry was more than doubled to meet a great need in our community. Kudos to Beth and Annette for their work with this vital project.

Weather Preparations: 2024 went out like a lion and the year ended as the 14th wettest on record thanks to the fourth wettest July and the third wettest September despite the driest October on record. January and even February look to be fun. Widespread rain was received Sunday into Monday January 5 and 6 with temps near but above freezing. Staff are prepared should the temperature drop before the rain ends, and we get frozen precipitation. Extremely cold temperatures are forecasted all the following week with the chance for snow toward the end of the week. We will keep you informed if NOAA starts special briefings. Staff are ready to respond with Public Works and Utility Departments on call and preparing equipment, generators, etc. We will step up our PR campaign providing cold weather resources and other pertinent information the first of the week, once we get a better read on the weather.

Santa Came Early: On December 19th, staff received word from the Governor's Office of Planning and Budget that in addition to the \$3.3 million already awarded to the city for construction of a new wastewater treatment facility funded by ARPA, an additional \$7.5 million was added bringing our total to \$10.8 million. Thus, instead of financing over \$17 million, we now hope to only finance \$9 – 10 million. Additionally, Turnipseed is working with GEFA to secure said financing as the USDA seems to be waiting to decide until the new administration takes office, sets direction, and provides funding amounts.

Assistant City Manager Interviews: We received 36 applications for Assistant City Manager. That group was cut down to about 17 for interviews based on education, experience, and growth potential. A panel of the City Manager, Public Works Director, and Financial Director interviewed the remaining applicants and references are being checked, then the panel will recommend the top candidates for interviews by members of the City Council.

Patio: The patio renovation will begin just after the January 10th Granddaddy Mimms Grand Opening.

GDOT Work on the Downtown Roundabout: Work should start soon with the plan to conduct most of it during nighttime hours.

Shoal Creek Bridge Construction & Paving Project: This project is underway with the major relocation of our water service line complete. At the same time, the county plans to carry out FDR and repaving on Shoal Creek Road.

This will involve our financial support for this project as well. On December 16th, we will present a request and recommendation to the City Council for use of LMIG and TSPLOST funds for this project to the tune of an estimated \$449,692.00. After the first of the year, work should start at the \$2 million roundabout at Shoal Creek and Hwy 136.

GDOT TAP Grant: A GDOT Transportation Alternative Grant was submitted for consideration, and we have been advised it looks promising which may provide funding for roundabouts at Hwy 9S and Perimeter Road as well as at Allen Street and Hwy 53.

TSPLOST: Planning will begin in earnest after the first of the year as we kick off our transportation projects. Maple Street continues to be a priority. We met began meeting this week with engineering firms who specialize in transportation projects. We met with BMK, the firm that is managing the county's TSPLOST projects.

Impact Fees: The City Council approved the revised CIE, and it has been submitted to DCA for their approval. DCA requested additional information from GMRC which has also been submitted as we await approval from that agency.

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.

Disc Golf Expansion: the addition of nine more holes to our disc golf course utilizing the property of the Board of Education is moving along nicely. The trail is complete, the course laid out, the baskets installed, sign stands received, and maps under development.

Amicalola Electric Membership Corporation Donation: The city received a \$20,000.00 grant from AEMC to be used toward construction of a rest room and shelter to serve the pickleball courts and other amenities on that end of the park. This is the third year in a row we have received this gracious award from the AEMC. We are in the process of getting bids on the shelter construction.

DCA Historic Resource Survey for CLG \$6,000.00 Grant: The final study is nearing completion and will include consideration of the National Register of Historic Districts nomination for downtown.

Water System Capacity Increase: The pump was replaced at well #111. A variable speed pump was installed that is now pumping over 110 GPM increasing our volume by 36,000 GPD for a total of 162,000 GPD from this one well. EPD has approved testing at the potential spring site and that process is underway. Bids have been obtained and this process is underway. EPD has approved testing at the potential spring site and that process is underway.

Wastewater Treatment Plant: EPD has approved the NPDES permitting USDA is evaluating the project, and they have moved it to the next phase of review with the national office requesting a rewrite of the underwriting. We have been preparing information seeking a GEFA loan. That has always been our plan B should USDA not work out. We will keep you informed of this issue as we investigate this loan option with GEFA. Heavy sludge levels at the current WWTP due primarily to high strength poultry waste, our existing pond will need to be dredged soon, estimated cost just under \$1 million.

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, and the sewage lift stations. We received word that they are in the final review stages, and we are still in consideration.

LGRMS Safety Grant: For the tenth year in a row, we received the fully allowable safety grant from LGRMS. This year's amount was \$6,300.00. Funds will be used to reimburse our purchase of some high visibility T-shirts making

employee safer working in and around traffic, Bluetooth jobsite ear buds, mesh safety vests, a back-up camera for the skid steer, plug in flasher lights to make vehicles more visible, and a wet umbrella stand for City Hall lobby to lessen risk of slip, trips and falls. There will be a 'big' check event scheduled soon.

Flock Public Safety Cameras: Staff are working with Flock cameras and the DCSO regarding installation of cameras at locations in the city.

City Hall Surveillance Cameras: Staff have added cameras at City Hall surveying more of the parking lot and an upgrade to the lobby camera including the capability to receive audio.

Main Street Park:

- **Surveillance Cameras:** We are researching and hope to have a cost recommendation for the City Council to consider at the 12/16 meeting for installation of 12 additional surveillance cameras focused on the pickleball and basketball courts, pavilions #1 and #3, the new rest room/shelter, and the skate park. We are researching adding power for a streetlight at the dog park at which we would also add a camera.
- **Zip Wire Element:** The zip wire element is out of service again due to riders who exceed the weight limit, including many adults, ignoring signs directing them not to ride.
- **Playground & Shade:** Staff continue researching shade for various locations in the park, including the playground, skate park, pickleball courts, and 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. Our goal is to get 75-90% of the equipment under some form of shade. Expert recommendations anticipate the cost to exceed more than \$100,000.00.
- **Water Fountains:** We continue evaluating additional locations for water fountains within the park, each costing about \$7,000.
- **Amphitheater Stage:** Staff are researching options for this project.
- **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.
- **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:** GA Power has agreed to fund a \$12,000.00 feasibility study for this project. 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 Dawsonville Comprehensive Strategic Plan:

- Staff are working to develop application and promotional materials to educate the public about the Rural Zone designation incentives.
- Staff are seeking an impact analysis from Georgia Power for the surf park project.
- Staff recommends and is researching application for Downtown Dawsonville to receive a "Georgia Main Street" classic or affiliate designation.
- Staff are preparing research, working with GMRC for a RAISE grant application.
- Staff are preparing research for a USDA Rural Business Development grant.

Economic Development & Promotion:

- Hotel Feasibility Study with the Highlands Group is nearing completion.

Business Retention: DDA-funded merchandise being designed and project-managed by staff:

- New Downtown Dawsonville brochures (contracts to be made with local businesses)
 - So far 14 Downtown Dawsonville businesses have paid to participate in this program.
- Staff designed and ordered Historic Downtown Dawsonville Post Cards to disperse.
- Historic Downtown Dawsonville Tee Shirts - Ordered and received.
 - Staff set up a POS system for making purchases in person or at downtowndawsonville.com
 - Staff will sell shirts at the Tree Lighting Event
 - Staff are working to set up sales tax filing.
- Staff is developing a "Shop Downtown Dawsonville" punch-card program incentivizing shoppers to patronize multiple downtown stores, to potentially be funded by the DDA.

Placemaking Projects:

- Staff are working to obtain various approvals for 2 mural concepts to be funded by the DDA.
- Staff continue to work with UNG to develop the framework for UNG art students spending a semester working on a City of Dawsonville public art project. This project will involve research of Dawsonville to determine names for Main Street Park pavilions, and design creative signs for them.
- An RFP for the "Stories of Dawsonville" mural is being developed.
- Staff are researching cost options and are working with a potential sponsor for another free concert in Main Street Park.

Commissions:

- The Downtown Development Authority, with a recent resignation, has one vacancy. There are no expirations of terms until December 2025. The next meeting is scheduled for January 27, 2025.
- We have one vacancy on the Historic Preservation Commission and no expirations until December 2025. The next meeting is scheduled for February 24, 2025.
- The next Planning Commission meeting scheduled for January 13, 2025, has been cancelled due to no agenda items.

Personnel:

- Several staff took some well-deserved time off over the next two weeks.

Leak Adjustments: There was one leak adjustment this month for water at \$29.52 and sewer \$43.95 totaling \$73.47.



**DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 18**

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

CITY COUNCIL MEETING DATE: _____ **01/09/2025** _____

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 DECEMBER 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, 2024 - Dec 31, 2024

50%

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	\$ 2,546,100	\$ 1,518,400	59.64%
Licenses and permits	93,100	88,352	94.90%
Intergovernmental revenues	56,000	15,000	26.79%
Fees	331,700	81,718	24.64%
Other	<u>185,400</u>	<u>115,641</u>	<u>62.37%</u>
 Total revenues	 <u>3,212,300</u>	 <u>1,819,111</u>	 <u>56.63%</u>
EXPENDITURES			
Department:			
Council	166,200	74,804	45.01%
Mayor	65,700	26,087	39.71%
Elections	20,000	-	0.00%
Administration	1,170,762	458,618	39.17%
City Hall building	189,500	83,322	43.97%
Animal control	2,040	100	4.90%
Roads	725,800	395,570	54.50%
Parks	114,200	45,472	39.82%
Planning and zoning	569,000	320,361	56.30%
Economic development	<u>189,098</u>	<u>168,418</u>	<u>89.06%</u>
 Total expenditures	 <u>3,212,300</u>	 <u>1,572,752</u>	 <u>48.96%</u>
 TOTAL REVENUES OVER EXPENDITURES		 246,359	
 Transfer in From Reserves		 <u>(246,359)</u>	
 NET CHANGE IN FUND BALANCE		 <u><u>-</u></u>	

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

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 950,000	\$ 535,231	56.34%
Sewer fees	1,050,000	719,622	68.54%
Garbage fees	301,200	180,692	59.99%
Miscellaneous	<u>269,600</u>	<u>103,814</u>	<u>38.51%</u>
Total revenues	<u>2,570,800</u>	<u>1,539,359</u>	<u>59.88%</u>
EXPENDITURES			
Depreciation	633,000	333,761	52.73%
Garbage service	301,200	116,725	38.75%
Group insurance	200,600	73,700	36.74%
Insurance	600	-	0.00%
Interest	77,000	17,692	22.98%
Payroll taxes	28,000	17,522	62.58%
Professional	203,000	60,870	29.99%
Miscellaneous	163,200	95,190	58.33%
Repairs/supplies	286,000	121,729	42.56%
Retirement	30,000	15,726	52.42%
Salaries	332,000	232,440	70.01%
Technical services	104,000	63,051	60.63%
Utilities	<u>212,200</u>	<u>84,962</u>	<u>40.04%</u>
Total expenditures	<u>2,570,800</u>	<u>1,233,368</u>	<u>47.98%</u>
INCOME (LOSS)		<u><u>305,991</u></u>	

CITY OF DAWSONVILLE, GEORGIA

SPLOST VI

July 1, 2024 - Dec 31, 2024

SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	-	#DIV/0!
Interest	1,400	446	31.86%
Other	<u>7,600</u>	<u>-</u>	<u>0.00%</u>
 Total revenues	 <u>9,000</u>	 <u>446</u>	 <u>4.96%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	25	#DIV/0!
Roads and sidewalks	-	-	#DIV/0!
Public works equipment - roads	-	-	0.00%
Sewer projects	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	9,000	4,500	50.00%
Parks and recreation	<u>-</u>	<u>-</u>	<u>0.00%</u>
 Total expenditures	 <u>9,000</u>	 <u>4,525</u>	 <u>50.28%</u>
 TOTAL REVENUES OVER EXPENDITURES		 (4,079)	
 Transfer in From Reserves		 <u>4,079</u>	
 NET CHANGE IN FUND BALANCE		 <u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA

SPLOST VII

July 1, 2024 - Dec 31, 2024

SPLOST VII

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	1,300,000	618,238	47.56%
Interest	70,000	35,510	50.73%
Other	<u>1,535,000</u>	<u>-</u>	<u>0.00%</u>
 Total revenues	 <u>2,905,000</u>	 <u>653,748</u>	 <u>22.50%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	1,000,000	60,990	6.10%
Roads and sidewalks	1,000,000	16,362	1.64%
Public works equipment - roads	25,000	-	0.00%
Land Acq. / Downtown	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects/Sewer Projects	780,000	7,925	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	-	-	#DIV/0!
Parks and recreation	<u>100,000</u>	<u>9,284</u>	<u>0.00%</u>
 Total expenditures	 <u>2,905,000</u>	 <u>94,561</u>	 <u>3.26%</u>
 TOTAL REVENUES OVER EXPENDITURES		 559,187	
 Transfer in From Reserves		 <u>(559,187)</u>	
 NET CHANGE IN FUND BALANCE		 <u><u>0</u></u>	

CITY OF DAWSONVILLE, GEORGIA

TSPLOST

July 1, 2024 - Dec 31, 2024

TSPLOST

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	115,868	#DIV/0!
Interest	-	2	#DIV/0!
Other	-	-	0.00%
	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>-</u>	<u>115,870</u>	<u>#DIV/0!</u>
EXPENDITURES (Capital Outlays)			
	-	-	#DIV/0!
Roads and sidewalks	-	-	#DIV/0!
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	#DIV/0!
	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>#DIV/0!</u>
TOTAL REVENUES OVER EXPENDITURES		115,870	
Transfer in From Reserves		<u>(115,870)</u>	
NET CHANGE IN FUND BALANCE		<u><u>(0)</u></u>	