

AGENDA
CITY COUNCIL WORK SESSION AND REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, March 18, 2019
5:30 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 the Minutes
 - City Council Regular Meeting held March 4, 2019
 - Executive Session held March 4, 2019
 - b. Approve Get Your Glow On 5k Run with Road Closure on April 19, 2019
8. Employee of the Month and Service Awards
9. Proclamation – Tiger Day March 18, 2019

PUBLIC HEARING

10. ANX C9-00247 and ZA C9-00247: Dan S. and Vanita L. Anderson have petitioned to annex into the city limits of Dawsonville a portion of the 12.19 acre tract known as TMP 092B 001, located at 378 Shoal Creek Road, with a request to rezone from County Zoning of RA (Residential Exurban/Agriculture) to City Zoning of R1 (Single Family Residential). Public Hearing Dates: Planning Commission on March 11, 2019 and City Council on March 18, 2019. City Council for a decision on April 8, 2019.
11. ZA- C9-00004: Ensite Civil Consulting LLC has requested a zoning amendment for TMP 082 021 consisting of 38.58 acres located at 592 Hwy 53 West, from R-3 (Single Family) to RPC (Residential Planned Community) Hearing Dates: Planning Commission - February 11, 2019 - Tabled until March 11, 2019 and City Council February 18, 2019 – **Tabled until March 18, 2019**

BUSINESS

12. VAR C9-00004 – Request to Appeal to Planning Commission Decision
13. An Ordinance To Amend The Ethics Code Of The City Of Dawsonville So As To Clarify The Purpose And Scope Of The Code Of Ethics; To Clarify Definitions, Restrictions, Conflicts Of Interests, And Penalties Applicable To City Officials And City Employees; To Clarify The Restrictions On Outside Employment; To Provide For The Qualification Of Members To The Ethics Board; To Provide For Alternative Means Of Removal Of Officers As Provided For In The City Charter; To Provide The Procedure For Hearing Complaints Regarding City Officials, Including The Filing Of Complaints, The Service Of Complaints, And The Procedure For Hearings; And For Other Purposes. (First Reading and Public Hearing: March 4, 2019; Second Reading March 18, 2019)
14. Resolution – GMA Certified City of Ethics

WORK SESSION

15. Donations for Main Street Park Presentations
 - Dawson County Women's Club
 - a) Playground
 - b) Benches and Trees
 - c) Pollinator Garden
 - We're on Doodie
 - a) Pet Waste Stations
16. Water/Sewer Rates and Taps Increase – Presentation by Chris Poje
17. NextSite Presentation

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- 18. Development of Ethics Board
- 19. Administrative Variance Information

STAFF REPORTS

- 20. Bob Bolz, City Manager
- 21. Hayden Wiggins, Finance Administrator

MAYOR AND COUNCIL REPORTS

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

ADJOURNMENT

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: 03/18//2019

PURPOSE FOR REQUEST:

CONSIDERATION AND APPROVAL OF ITEMS A and B; SEE ATTACHED SUPPORTING DOCUMENTS

- a. Approve the Minutes
 - City Council Regular Meeting held March 4, 2019
 - Executive Session held March 4, 2019
 - b. Approve Get Your Glow On 5k Run with Road Closure on April 19, 2019
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE THE MINUTES

CITY COUNCIL MEETING DATE: 03/18/2019

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from: Annual Budget Capital Budget Other

Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO APPROVE THE MINUTES FROM:

- **REGULAR MEETING HELD MARCH 4, 2019**
 - **EXECUTIVE SESSION HELD MARCH 4, 2019**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY COUNCIL REGULAR MEETING
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5:30 P.M.

1. **CALL TO ORDER:** Mayor Mike Eason called the meeting to order at 5:30 pm.
2. **ROLL CALL:** Present were Councilmember Jason Power, Councilmember Mark French, Councilmember Stephen Tolson, Councilmember Caleb Phillips, City Attorney Dana Miles, Assistant City Attorney Alex Myers, City Manager Bob Bolz, City Clerk Beverly Banister, Deputy City Clerk Tracy Smith, Utilities Director Gary Barr, Planning Director Robbie Irvin and Human Resource Manager Donna Blanton.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember Tolson.
4. **ANNOUNCEMENTS:** Mayor Eason reported on the Home and Business Expo to be held on March 28, 2019 from 4:00 – 7:00 pm at the Georgia Racing Hall of Fame and the GMRC Newly Elected Officials Training to be held here at City Hall on March 13, 2019 from 9:00 – 12:00 pm. Councilmember Phillips reported on a complaint he received about noise during construction and he realized the City does not have a noise ordinance; Council instructed City Attorney to create a noise ordinance.
5. **APPROVAL OF THE AGENDA:** Request by Councilmember French to move item #7c Approve 2019 GMA Annual Convention Training out of the consent agenda; Mayor Eason stated it would become item #16.

Motion to approve the agenda as amended made by M. French; second by J. Power. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** No comments from the public.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a, b) made by C. Phillips; second by S. Tolson. Vote carried unanimously in favor.
 - a. Approve Minutes from the February 4, 2019 City Council Regular Meeting and Executive Session – **passed 4-0**
 - b. Approve GBT Engineers to Prepare Reports for Georgia EPD Related to Flat Creek WPCP – **passed 4-0**
8. An Ordinance To Amend The Ethics Code Of The City Of Dawsonville So As To Clarify The Purpose And Scope Of The Code Of Ethics; To Clarify Definitions, Restrictions, Conflicts Of Interests, And Penalties Applicable To City Officials And City Employees; To Clarify The Restrictions On Outside Employment; To Provide For The Qualification Of Members To The Ethics Board; To Provide For Alternative Means Of Removal Of Officers As Provided For In The City Charter; To Provide The Procedure For Hearing Complaints Regarding City Officials, Including The Filing Of Complaints, The Service Of Complaints, And The Procedure For Hearings; And For Other Purposes. (First Reading and Public Hearing: March 4, 2019; Second Reading March 18, 2019)

Motion to open public hearing made by M. French; second by C. Phillips. Vote carried unanimously in favor. Assistant City Attorney Alex Myers read the first reading of the ordinance. He noted the ordinance models the GMA's Code of Ethics sample ordinance. Mayor Eason conducted the public hearing; no one spoke in favor or opposition of the ordinance. Motion to close the public hearing made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor.

City Attorney Miles stated the reason behind the amendment was to make our current ordinance consistent with both the GMA model ordinance and the recent City Charter amendment. Second reading and vote will be heard during the March 18, 2019 meeting.
9. **PROCLAMATIONS:**
 - Exceptional Children's Week March 4-8, 2019

Mayor Eason invited the attendees who were receiving the proclamation to speak on behalf of exceptional children's week. Mayor Eason read and presented the teachers and students with the proclamation.

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- Employee Appreciation Week, March 4-8, 2019

Mayor Eason read the proclamation and presented it to Gary Barr on behalf of all the City's Employees.

- 10. BID SELECTION: RFP #19-03 MAIN STREET PARK PLAYGROUND:** Motion to award Great Southern Recreation as the contractor in the amount of \$324,749.00 to be paid out of SPLOST VI made by S. Tolson; second by M. French. Vote carried unanimously in favor.
- 11. MAIN STREET PARK CHANGE ORDER:** Councilmember Phillips recused himself from participation in this item. City Manager Bolz explained the reason for the change order based on the recommendation of Rodney Clark from Southern Geotechnical Consultants. The dirt cannot dry due to the excessive rain and therefore the roads and parking lot cannot be paved; solution is for soil cement to be used so paving can be done. Motion to approve the change order of \$55,440.00 for the application of soil cement and to be paid out of SPLOST VI made by S. Tolson; second by J. Power. Vote carried 3 three in favor (Tolson, Power, French) with 1 recused (Phillips).
- 12. RESOLUTION OPPOSING HOUSE BILL 302:** Planning Director Robbie Irvin summarized the potential effects to the City if the bill were to pass and read the resolution. Motion to approve the Resolution Opposing House Bill 302 made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor. (Exhibit "A")
- 13. DEVELOPMENT OF REGIONAL IMPACT (DRI) PROPOSAL FOR DAWSON COUNTY:** Mayor Eason explained the invitation from GMRC regarding the DRI proposal for Dawson County to provide comments and/or questions about the proposed development. Motion to respond to GMRC stating "We see no impact on the City of Dawsonville by this development" made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor.
- 14. APPOINT DAVIS ENGINEER AS SECONDARY ENGINEERS FOR NON-WATER/SEWER PROJECTS:** Motion to appoint Davis Engineering as secondary engineers for non-water/sewer projects made by C. Phillips; second by J. Power. Vote carried unanimously in favor.
- 15. DOWNTOWN STREET PARKING OPTIONS:** Motion to approve proposal from Davis Engineering for design services of Academy Avenue Parking and Restrooms in the amount of \$24,200.00 to be paid out of SPLOST VI made by S. Tolson; second by J. Power. Vote carried unanimously in favor.
- 16. APPROVE 2019 GMA ANNUAL CONVENTION TRAINING:** Motion to approve the 2019 GMA Annual Convention Training made by S. Tolson; second by C. Phillips.

Councilmember French expressed concerns about spending tax dollars on the expenditure of the training for Councilmember Power whose term will be ending this year. Councilmember Power explained the nature of the courses he will be taking provide information that could be useful to the City despite his departure at the end of the year. Further discussion included the requirement of the training which isn't necessary but Councilmember Phillips and Tolson spoke of the value of obtaining certifications and the importance of the knowledge that can be brought back from the training.

Vote carried 2 in favor (Tolson, Phillips) with 1 recused (Power) and 1 opposed (French).

EXECUTIVE SESSION:

At 6:20 p.m. a motion to close regular session and go into executive session for Real Estate Acquisition was made by J. Power; second by C. Phillips. Vote carried unanimously in favor.

At 6:54 p.m. a motion to close executive session and resume regular session was made by M. French; second by J. Power. Vote carried unanimously in favor.

**MINUTES
CITY COUNCIL REGULAR MEETING
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Monday, March 4, 2019
5:30 P.M.**

ADJOURNMENT:

At 6:55 p.m. a motion to adjourn the meeting was made by S. Tolson; second by J. Power. Vote carried unanimously in favor.

By: CITY OF DAWSONVILLE

Mike Eason, Mayor

Caleb Phillips, Councilmember Post 1

Stephen Tolson, Councilmember Post 2

Jason Power, Councilmember Post 3

Mark French, Councilmember Post 4

Attested: _____
Beverly Banister, City Clerk

STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor Michael Eason, Councilmember Jason Power, Councilmember Caleb Phillips, Councilmember Stephen Tolson, 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 the March 4, 2019.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 6²⁰ 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 4th day of March 2019; By the City of Dawsonville, Mayor and Council:


Mike Eason, Mayor

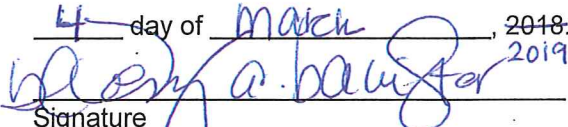

Caleb Phillips, Councilmember Post #1


Stephen Tolson, Councilmember Post #2


Jason Power, Councilmember Post #3


Mark French, Councilmember Post #4

Sworn to and subscribed before me this
4 day of March, 2018:
2019



Signature
Notary Public
My Commission expires:



Beverly A. Banister
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
February 18, 2020

A RESOLUTION BY THE CITY OF DAWSONVILLE

Opposing House Bill 302, Preemption of Local Building Design Standards.

WHEREAS, HB 302 would prohibit local governments from regulating “building design elements” in single or double family dwellings, which could negatively impact economic development efforts and harm competitiveness; and

WHEREAS, appropriate local design standards and land use policies create a diverse, stable, profitable and sustainable residential development landscape; and

WHEREAS, HB 302 is a bill that would undermine self-determination of citizens to establish community standards as illustrated by the following:

- Municipal and county officials are elected in part to make decisions about the look and feel of their communities, which fosters economic development, preserves the character of communities; and
- Municipalities and counties use design standards to ensure that the property values of surrounding property owners remain protected from incompatible development; and
- HB 302 would severely erode the ability of all 538 Georgia cities and 159 counties to address unique and community-specific quality of life issues.

WHEREAS, county and municipal governments use building design standards to protect property values, attract high quality builders, and block incompatible development; and

WHEREAS, building design standards assure residents and business owners that their investments will be protected, and that others who come behind them will be equally committed to quality; and

WHEREAS, local governments spend a large amount of resources studying, surveying, crafting, and defining their vision and development strategies, and design standards are an integral part of those endeavors to attract residents, businesses, and the much-coveted trained workforce; and

WHEREAS, development and redevelopment efforts should reflect the community and its vision while simultaneously creating a sense of place; and

WHEREAS, county and municipal government officials are elected to make decisions about the look and feel of their communities, and HB 302 would transfer that power from duly-elected local leaders to outside groups with little to no stake in the future or success of Georgia’s municipalities, including real estate developers and homebuilders; and

WHEREAS, building design standards neither discourage nor favor affordable housing, nor prevent the availability of certain housing types, as supporters of HB 302 purport; and

WHEREAS, local governments should have the ability to provide more affordable housing options without sacrificing their unique character or threatening economic growth; and

WHEREAS, although historic districts are protected in HB 302, which indicates an understanding that standards do in fact make sense, downtown overlays or other similar special zoning districts are not; and

WHEREAS, local governments should be empowered to enforce building design standards to make today's thriving downtown tomorrow's historic district; and

WHEREAS, by limiting the ability of local governments to enforce building design standards in single or double family dwellings, HB 302 would negatively impact quality-of-life issues, including economic growth and the safety and welfare of Georgia citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF DAWSONVILLE, GEORGIA that this governing body voices its opposition to HB 302, Preemption of Local Building Design Standards.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to members of the City's local delegation, and made available for distribution to the public and the press.

SO RESOLVED this the 4th day of March, 2019.

By: CITY OF DAWSONVILLE

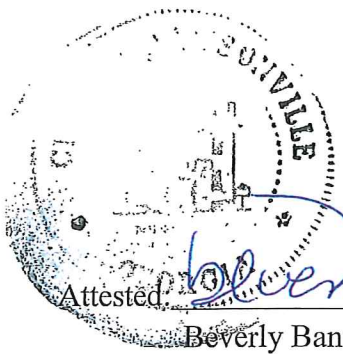

Mike Eason, Mayor

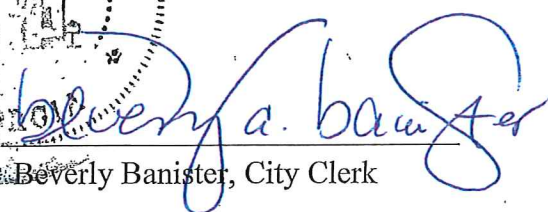

Caleb Phillips, Councilmember Post 1


Stephen Tolson, Councilmember Post 2


Jason Power, Councilmember Post 3


Mark French, Councilmember Post 4



Attested: 
Beverly Banister, City Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7b

SUBJECT: APPROVE GET YOUR GLOW ON 5K RUN WITH ROAD CLOSURE ON APRIL 19, 2019

CITY COUNCIL MEETING DATE: 03/18/2019

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

NEED CITY COUNCIL APPROVAL FOR ROAD CLOSURE

HISTORY/ FACTS / ISSUES

LOWELL STARR DOES ABOUT 3-4 EVENTS PER YEAR IN THE CITY; NO ISSUES IN THE PAST.

THIS EVENT WAS ORIGINALLY SCHEDULED AND APPROVED FOR 3-8-19. DCBOE WANTED TO RESCHEDULE DUE TO RAIN. THE NEW DATE IS 4-19-19 WITH A NEW START TIME OF 5:45 (ONE HOUR EARLIER DUE TO TIME CHANGING)

OPTIONS:

APPROVE PENDING RECEIPT OF ROAD CLOSURE APPROVALS FROM FIRE MARSHAL, SHERIFF'S DEPARTMENT AND COD ROADS DEPARTMENT; OR

AMEND OR DENY

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: PLANNING AND ZONING

REQUESTED BY: ROBBIE IRVIN, PLANNING DIRECTOR



City of Dawsonville
 P.O. Box 6 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534
 Phone (706)265-3256
 Fax # (706)265-4214

**Permit Application for:
 Parades, Public Assemblies,
 Demonstrations, and Rallies
 in Public Places**

PERMIT FEE: \$50.00 Date Received: 3/8/19 City Action: _____

TRASH CLEANUP DEPOSIT: \$ 500.00 Date Received: 1/16/19

A completed application must be received a minimum of 14 days prior to event.

*** Events with alcohol MUST apply 60 days in advance for City Council Approval (addition form required)**

- Name of Event: Get Your Glow On 5K PARADE RALLY
- Location of Event: Dawson County Board of Education PUBLIC DEMONSTRATION
- Date(s) of Event: March 8, 2019 4/19/19 PUBLIC ASSEMBLY
 Time of Event: Start: 5:45 pm am/pm End: 8:00 pm am/pm ROAD CLOSING OTHER
- Provide information listed below for the **main contact person** responsible for the organization of this event:

Name: Lowell Starr	Title: Event Mng
Organization: Five Star NTP on Behalf of Dawson Board of Ed.	Telephone #: 770-633-5511
Email Address: lstarr3@mindspring.com	Cell Phone #: 770-633-5511
Address: 59 Hwy. 9 S. City: Dawsonville, State: GA Zip Code: 30534	

- Provide information listed below for any **key personnel** involved in coordinating this event. Also, provide information listed below on each officer of the club, organization, corporation or partnership requesting this event. Attach a separate sheet if necessary.

Name:	Title:
Organization:	Telephone #:
Address:	City: State: Zip Code:

Name:	Title:
Organization:	Telephone #:
Address:	City: State: Zip Code:

Name:	Title:
Organization:	Telephone #:
Address:	City: State: Zip Code:

Name:	Title:
Organization:	Telephone #:
Address:	City: State: Zip Code:

6. Expected number of participants: 500
7. Physical description of materials to be distributed: N/A
8. How do participants expect to interact with public? 5K Road Race
9. Route of event: (attach a detailed map of the route) See attached

9.a. Number and type of units in parade: N/A

9.b. Size of the parade: N/A

10. Will this event require road closure(s)? Yes If YES, specify road name(s) and times of closure(s) below:
Memory Lane & a short portion of Allen St. **See attached map

11. Will any part of this Event take place **outside** the City Limits of Dawsonville? NO

If YES, do you have a permit for the event from Dawson County? _____ Date Issued: _____ * **Attach Copy**

12. Do you anticipate any unusual problems concerning either police protection or traffic congestion as a consequence of the event? No If YES, please explain in detail _____

13. List all Prior parades or public assemblies, demonstrations or rallies in a public place within the city limits of Dawsonville for which you obtained a permit in the last 12 months: (Include dates (month/year) -- attach separate sheet, if necessary). Reindeer Run 2018, Get Your Glow on 2018

DETAILS:

Please outline what your event will involve: (number of people – life safety issues – vendors – cooking – tents – rides – handicap parking – egress) Attach separate sheet if necessary.

This is a glow in the dark 5K road race

Route or Layout: (attach a detailed site plan) ***If route includes road closure(s), provide a Google map layout.***

See Attached

What participation, if any, do you expect from the City of Dawsonville? Use of barricades

What participation, if any, have you arranged from Dawson County Emergency Services? None

What participation, if any, have you arranged from the Dawson County Sheriff Department? Traffic Control

Insurance Requirements:

In compliance with the Parade, Public Assembly, and Public Demonstration Ordinance Section 10-25(c), an applicant for a permit under this article shall be required to obtain liability insurance for the parade, demonstration, rally, road closing, or other such activity whenever any one or more of the following threshold criteria are met:

1. Primary attendance is reasonably expected to meet or exceed 5,000 persons;
2. The use, participation, exhibition, or showing of live animals;
3. The use, participation, exhibition, or showing of automobiles of any size or description, motorcycles, tractors, bicycles or similar conveyances;
4. The use of a stage, platforms, bleachers, or grandstands which will be erected for the event;
5. The use of inflatable apparatus used for jumping, bouncing, or similar activities;
6. The use of roller coasters, bungee jumping, or similar activities; or
7. Vendors or concessions.

Does your parade, non-spontaneous private assembly, demonstration, or rally in a public place meet any of the criteria above? Yes No If yes, which one(s)? _____

Any applicant required to provide insurance shall provide the City of Dawsonville with a copy of the declarations page of the applicant's liability insurance / Certificate of Insurance from an insurer authorized and licensed by the State of Georgia. For such events the City of Dawsonville shall be added as an additional named insured on the Certificate of Insurance by the insurance carrier. The minimum policy limits shall be **\$1,000,000.00 per person per incident** and **\$2,000,000.00 aggregate** for the entire event. All costs for the insurance and adding the City of Dawsonville as an additional named insured shall be borne solely by the applicant. The insurance shall be such as to protect the City of Dawsonville from any and all claims for damages to property and/or bodily injury or death.

Is the Certificate of Liability Insurance attached? Yes No Not applicable to this event

Additional information/comments about liability insurance: _____

Additional information/comments about this application: _____

APPLICANT'S SIGNATURE FOR CERTIFICATION AND ACKNOWLEDGEMENT OF ROAD CLOSURE(S), TRASH CLEANUP, PARKING PROVISIONS AND PROVIDING TOILET FACILITIES. PRIOR TO SIGNING, PLEASE READ THE FOLLOWING OR HAVE IT READ TO YOU:

ROAD CLOSURE(S):

Applicant certifies and acknowledges that any road closures scheduled as part of an event will only take place during the time designated for the road closure and that the applicant will not arrive early, fail to clean up or fail to leave promptly after the event so as to interfere with the normal flow of traffic.

Sworn to and subscribed before me
this 16 day of January 20 19.



Nalita Y. Copeland
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
May 15, 2019

Nalita Y. Copeland
Notary Public, State of Georgia

LOWELL STARR
Applicant's Printed Name

[Signature]
Applicant's Signature

My Commission Expires: May 15, 2019

TRASH CLEANUP, PARKING PROVISION AND TOILET FACILITIES:

Applicant certifies and acknowledges the City may require the Applicant to be responsible for trash cleanup of affected areas littered during the activity for which a permit is sought.

Each applicant granted a permit for an event with anticipated attendance of less than 100 participants shall be required to pay a cleanup deposit of \$500 for **each day** of the event. Each applicant granted a permit for an event with anticipated attendance of over 100 participants shall be required to pay a cleanup deposit of \$1000 for **each day** of the event. The City shall apply the cleanup deposit towards the cost of the cleanup following the event. Any portion of the cleanup deposit not used by the City shall be returned to the applicant within ten (10) days of completion of event cleanup. In the event the applicant cannot afford the daily cleanup deposit, a pauper's affidavit may be filed by the applicant, seeking to be excused from the deposit. The decision on whether the daily cleanup deposits are to be waived shall be made concurrently with the decision on the application itself, and shall be contemporaneously communicated to the applicant.

Applicant certifies and acknowledges the City may require the Applicant be responsible for the provision of sufficient parking and storage areas for a large influx of motor vehicles occasioned by the permitted activity and the provision of temporary toilet facilities and other similar special and extraordinary items determined to be necessary for the permitted activity based on the contents of the application.

Sworn to and subscribed before me
this 16 day of January 20 19.



Nalita Y. Copeland
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
May 15, 2019

Nalita Y. Copeland
Notary Public, State of Georgia

LOWELL STARR
Applicant's Printed Name

[Signature]
Applicant's Signature

My Commission Expires: May 15, 2019

APPLICANT'S SIGNATURE FOR THE PERMIT APPLICATION; RELEASE & WAIVER OF LIABILITY; AND AGREEMENT FOR FINANCIAL RESPONSIBILITY. PRIOR TO SIGNING, PLEASE READ THE FOLLOWING OR HAVE IT READ TO YOU:

APPLICATION:

OATH: I hereby swear and affirm that the information provided within this application for parade, public assembly, demonstration, or rally is true and correct to the best of my knowledge. In addition, I agree to abide by all regulations of the ordinance and to advise all participants of the conditions of the permit.

RELEASE & WAIVER OF LIABILITY:

The permit holder shall indemnify and hold the City of Dawsonville, Georgia harmless from any claim, demand, or cause of action that may arise from activities associated with the event, including attorney's fees. I acknowledge that I understand this Release, and I hereby agree for myself and on behalf of the Applicant to indemnify and hold harmless the City of Dawsonville, Georgia and its agents, officers, and employees, individually and jointly, from and against any claim for injury (including, but not limited to, personal injury and property damage), loss, inconvenience, or damage suffered or sustained by any individual, including, but not limited to, business owners, patrons, participants of the parade, public assembly, demonstration, or rally, and spectators participating in and/or occurring during the event, unless the claim for injury is caused by intentional misconduct of an individual, agent, officer, or employee of the City of Dawsonville.

AGREEMENT FOR FINANCIAL RESPONSIBILITY:

The undersigned agrees to be solely responsible for cleaning affected areas littered during the activity, provide sufficient parking and storage areas for motor vehicles, provide temporary toilet facilities, and provide other similar special and extraordinary items deemed necessary for the permitted activity by the City of Dawsonville to keep the area of the event safe and sanitary. In no event shall the City of Dawsonville, Georgia require individuals, organizations or groups of persons to provide personnel for normal governmental functions, such as traffic control, police protection, or other expenses associated with the maintenance of public order. If additional requirements are placed on applicants in accordance with this subsection, and those requirements are not met despite assurances by the applicant, then failure to comply with the aforementioned requirements shall be grounds for revocation of the issued permit and/or denial of any subsequent permit requested by the applicant. The City of Dawsonville, Georgia shall be entitled to recover from the applicant the sums expended by the City of Dawsonville, Georgia for extraordinary expenses agreed to but not provided by the applicant.

I further understand that false statements or omission within the application may result in the denial or disqualification of application.



Nalita Y. Copeland
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
May 15, 2019

Sworn to and subscribed before me
this 16 day of January 20 19.

Nalita Y. Copeland
Notary Public, State of Georgia

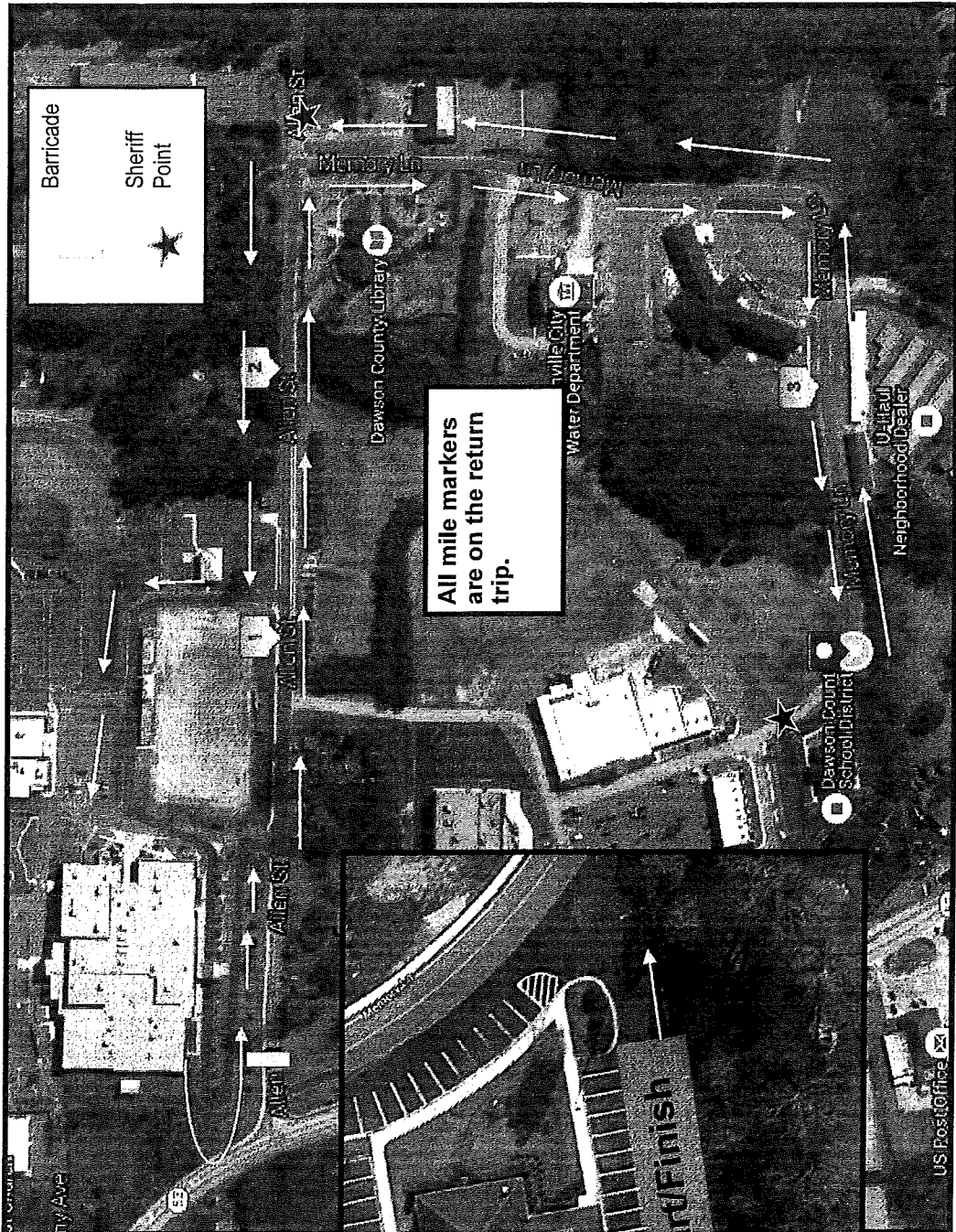
My Commission Expires: May 15, 2019

Lowell STARJR
Applicant's Printed Name

[Signature]
Applicant's Signature

Note to Applicant: Once your permit is processed, Planning & Development will notify you if you are required to attend a City Council meeting.

Get Your Glow On 5K Traffic Plan



Rain Plan
 Check in will be held IN-SIDE conference center, with participants entering through the front of the building and exiting out the back (by Results)

All mile markers are on the return trip.

Written Route

1. Participants will start in the Board of Education Parking lot.
2. East/North on Memory lane
3. Left on Allen St
4. Right into 1st drive into middle school
5. Follow drive to middle school building, and turn left
6. Right into drive in front of middle school
7. Follow around and turn right at football field
8. Left on Allen St
9. Right on Memory Lane
10. When arriving at finish for 1st time, turn around and repeat course.

Event Schedule

- 7:00 pm...Check in opens
- 8:00 pm...5K starts



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/05/2018

PRODUCER
East Main Street Insurance Services, Inc.
Will Maddux
PO Box 1298
Grass Valley, CA 95945
Phone: (530) 477-6521 Email: info@theeventhelper.com

INSURED
Five Star NTP
Lowell Starr
59 Hwy 9 S.
Dawson, GA 30534

THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Evanston Insurance Company	35378
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR/ADD'L LTR/INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A Y	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Host Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> Retail Liquor Liability	3DS5466-M1769158	SEE BELOW	SEE BELOW	EACH OCCURRENCE INCLUDES BODILY INJURY & PROPERTY DAMAGE \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 DEDUCTIBLE \$ 1,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Certificate holder listed below is named as additional insured per attached CG 20 26 07 04 for the following dates: 10/13/2018, 10/27/2018, 11/03/2018, 11/17/2018, 12/01/2018, 12/08/2018, 12/15/2018, 01/01/2019, 01/05/2019, 01/06/2019, 01/12/2019, 01/13/2019, 01/19/2019, 01/26/2019, 02/02/2019, 02/03/2019, 02/09/2019, 02/10/2019, 02/16/2019, 02/23/2019, 03/02/2019, 03/09/2019, 03/14/2019, 03/15/2019, 03/16/2019, 03/22/2019, 03/23/2019, 03/29/2019, 03/30/2019, 04/05/2019, 04/06/2019, 04/12/2019, 04/13/2019, 04/19/2019, 04/20/2019, 04/26/2019, 04/27/2019, 05/04/2019, 05/05/2019, 05/11/2019, 05/12/2019, 05/18/2019, 05/19/2019, 05/25/2019, 05/26/2019, 05/27/2019, 06/01/2019, 06/07/2019, 06/08/2019, 06/15/2019, 06/22/2019 & 06/29/2019.
Attendance: 500, Event Type: 5 K Run.

CERTIFICATE HOLDER

City of Dawsonville
415 Hwy. 53 East, Suite 100
Dawsonville, GA 30534

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, ~~BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.~~

AUTHORIZED REPRESENTATIVE



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534
 Phone (706)265-3256
 Fax # (706)265-4214

**Permit Application for:
 Parades, Public Assemblies,
 Demonstrations, and Rallies in Public Places
 (Dawson County Emergency Services)**

Emergency Services: Please complete this sheet and return it to the City of Dawsonville.

Name of Event: Get Your Glow On 5K Date(s) of Event: 4/19/19
- Rescheduled -
Rescheduled from 3/8/19

Any anticipated problems with proposed route? _____

Any anticipated problems with the designated location for participants to assemble? _____

How many personnel will be required for this event? _____

Estimated cost for personnel: _____

Number and type of vehicles required: _____

Type of procedures or equipment needed for the health and safety needs of the participants and the viewing public: _____

Estimated cost for equipment: _____

Additional comments/concerns: _____

EMERGENCY SERVICES

APPROVED: YES NO

By: _____ Date: _____



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534
 Phone (706)265-3256
 Fax # (706)265-4214

**Permit Application for:
 Parades, Public Assemblies,
 Demonstrations, and Rallies in Public Places
 (Dawson County Sheriff Department)**

Sheriff Department: Please complete this sheet and return it to the City of Dawsonville.

- Rescheduled -

Name of Event: Get Your Glow On 5K Date(s) of Event: 4/19/19
Rescheduled From 3/8/19

Any anticipated problems with proposed route? _____

Any anticipated problems with the designated location for participants to assemble? _____

How many officers will be required for this event? _____

Estimated cost for officers: _____

Number of vehicles required: _____

Type of procedures or equipment needed for the health and safety needs of the participants and the viewing public: _____

Estimated cost for equipment: _____

Additional comments/concerns/recommendations: _____

SHERIFF DEPARTMENT: (ALSO PROVIDE A WRITTEN STATEMENT FOR EVENTS ON DOT ROADS/ROW'S)

APPROVED: YES NO

By: _____ Date: _____



City of Dawsonville
415 Hwy 53 E, Suite 100
Dawsonville, GA 30534
Phone (706)265-3256
Fax # (706)265-4214

**Permit Application for:
Parades, Public Assemblies,
Demonstrations, and Rallies in Public Places
(Public Works – Environmental Health)**

Please review this application and return it to the City of Dawsonville. If not applicable to your department, please indicate and return as well.

PUBLIC WORKS:

Additional comments/concerns/recommendations: _____

APPROVED: YES NO

By: _____ Date: _____

ENVIRONMENTAL HEALTH:

Additional comments/concerns/recommendations: _____

APPROVED: YES NO

By: _____ Date: _____



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8

SUBJECT: EMPLOYEE OF THE MONTH AND SERVICE AWARDS

CITY COUNCIL MEETING DATE: 03/18/2019

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:

- MARCH EMPLOYEE OF THE MONTH AWARD – WESTIN LEE
- SERVICE AWARDS

GARY BARR – SERVED THE CITY FOR 28 YEARS

CODY MASON – SERVED THE CITY FOR 1 YEAR

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 9

SUBJECT: **PROCLAMATION – TIGER DAY MARCH 18, 2019**

CITY COUNCIL MEETING DATE: 03/18/2019

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:

PROCLAMATION: TIGER DAY MARCH 18, 2019 TO HONOR THE DAWSON COUNTY GIRLS AND BOYS VARSITY BASKETBALL TEAMS

HISTORY/ FACTS / ISSUES:

OPTIONS:

READ INTO THE MINUTES

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Michael Eason, Mayor



Proclamation

Tiger Day

March 18, 2019



WHEREAS, the Dawson County 2018-2019 Girls and Boys Varsity Basketball Teams have just completed a very successful season; and

WHEREAS, the Lady Tigers earned their seventh consecutive trip to the GHSA State Tournament; and

WHEREAS, the Lady Tigers advanced in the GHSA State Tournament to the "Elite Eight" under the outstanding coaching of Steve Sweat; and

WHEREAS, the Dawson County 2018-2019 Girls Varsity Basketball Team completed their season with a 9-3 regional record and an impressive overall record of 22-9; and

WHEREAS, the Dawson County 2018-2019 Boys Varsity Basketball Team advanced in the GHSA State Tournament for their first ever "Final Four" appearance under the outstanding coaching of Chad Pittman; and

WHEREAS, the Dawson County 2018-2019 Boys Varsity Basketball Team captured the Region 7-AAA Championship and posted a regional record of 10-2; and

WHEREAS, the Dawson County 2018-2019 Boys Varsity Basketball Team has gone the farthest in Boys Varsity Basketball history in the the GHSA State Tournament with an overall record of 27-5 for the year; and

WHEREAS, the people and Mayor of Dawsonville wish to celebrate the Dawson County 2018-2019 Girls and Boys Varsity Basketball Team's success and talent and acknowledge the support from the team members' families, Dawson County's High School Administration, faculty and students,

NOW, THEREFORE, I, Mike Eason, Mayor of the City of Dawsonville do hereby proclaim Monday, March 18, 2019 as Tiger Day honoring the outstanding student athletes of the Dawson County's 2018-2019 Girls and Boys Varsity Basketball Teams.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the City of Dawsonville in the State of Georgia this 18th day of March 2019.

Mike Eason, Mayor

Attest:

Beverly A. Banister, City Clerk





DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 10

SUBJECT: ANX-C9-00247/ZA-C9-00248 Dan Anderson, 378 Shoal Creek Rd.

DATE(s): 03/18/2019 CITY COUNCIL MEETING 1 04/08/2019 CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

ANX C9-00247 and ZA C9-00247: Dan S. and Vanita L. Anderson have petitioned to annex into the city limits of Dawsonville a portion of the 12.19-acre tract known as TMP 092B 001, located at 378 Shoal Creek Road, with a request to rezone from County Zoning of RA (Residential Exurban/Agriculture) to City Zoning of R1 (Single Family Residential). Public Hearing Dates: Planning Commission on March 11, 2019 and City Council on March 18, 2019. City Council for a decision on April 8, 2019.

HISTORY/ FACTS / ISSUES

Prior to the March 11th, 2019, PC meeting it was discovered that a legal issue had arisen regarding the annexation request. A map error was discovered which would cause the creation of an unincorporated island on the east side of Burt Creek Rd if said annexation is approved.

OPTIONS:

Deny or Table request.

RECOMMENDED SAMPLE MOTION:

None

DEPARTMENT: Planning and Zoning

REQUESTED BY: Robbie Irvin, Planning Director



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM # _____

SUBJECT: ANX-C9-00247 & ZA-C9-00247 Dan Anderson

LOCATION: TMP # 092B 001 Shoal Creek Rd at Burt Creek Rd

HEARD BY PLANNING COMMISSION ON: 03 / 11 / 2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 03 / 18 / 2019 CITY COUNCIL MEETING 1 04 08 2019 CITY COUNCIL MEETING 2

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

Request to annex a portion of a 12.19 acre tract and zone to R1. An error on the current zoning map was discovered on an adjacent parcel which has legal implications to the annexation. Legal issue arose due to the potential of creating an area of unincorporated island by the annexation.

ACTION TAKEN : APPROVE DENY

REASON FOR DENIAL:

Legal issue in creating an unincorporated island

STIPULATIONS: OR SEE MINUTES

PLANNING DIRECTOR: [Signature] DATE: 3-12-19

PC CHAIR OR DESIGNEE: [Signature] DATE: 3/12/19



February 26, 2019

To: City of Dawsonville Planning Commission
Planning Commission Chairperson Troy Lindsey

Re: Staff Recommendation; ANX-C9-00247, ZA-C9-00247; Anderson, Dan

Mr. Chairman and Commissioners,

A request has been received for an annexation and zoning amendment for a portion of parcel located at 378 Shoal Creek Rd consisting of 12.19 acres, TMP number being 092B-001. ANX-C9-00247 is part of the city 120-day moratorium on annexation/zoning fees for island lots. The subject property meets all the criteria for the 120-day moratorium. ZA-C9-00247 is a request to rezone said parcel after annexation to city zoning R-1 which is comparable to the current county zoning of R-A. A portion of said property is currently located within the city.

No opposition to this request has been received by this office.

An approval of this request will result in the incorporation of a county island property into the city which will allow for more uniform service delivery and better consolidation of the city map.

This request will have no adverse effects on adjoining properties.

The Planning and Zoning staff would recommend **approval**.

Please let me know if you have any questions regarding this matter.

Sincerely,

R.J. Irvin
Planning Director, City of Dawsonville



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # C9-00247

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

Fees Waived by CC

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

Applicant Name(s): DAN S. ANDERSON VANITA L. ANDERSON

Mailing Address 560 OAK FOREST DR. City DAWSONVILLE State GA Zip 30534

E-Mail Vanita Lee at Windstream, net

Applicant Telephone Number(s): 706-265-9016

Property Owner's Name(s): DAN S. ANDERSON VANITA L. ANDERSON

Mailing Address 560 OAK FOREST DR. City DAWSONVILLE State GA Zip 30534

E-Mail Vanita Lee at Windstream, net

Property Owner's Telephone Number(s): 706-265-9016

Address of Property to be Annexed: 378 Short Creek Rd. VACANT LOT

A portion of - Tax Map & Parcel # 092B-001 *Portion of -* Property Size in Acres: 2.19 Survey Recorded in Plat Book # 40 Page # 25

Land Lot # 371 & 372 District # 4-1 Section # 1 Legal Recorded in Deed Book # 255 Page # 243

Current Use of Property: CONSERVATION

County Zoning Classification: RA City Zoning Classification: R1

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.

A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.

Survey **must** be signed and sealed by a Registered Land Surveyor.

Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 Into the
 City of Dawsonville, GA**

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

1. Intended Use of Land: _____ Residential _____ Commercial
 _____ Existing Structure(s) _____ Vacant
 _____ Other (specify) Conservation

2. Number of persons currently residing on the property: 0; VACANT
 Number of persons 18 years or older: 0; Number of persons registered to vote: 2

3. The number of all residents occupying the property:

<u>0</u> American Indian	<u>0</u> Alaskan Native
<u>0</u> Asian	<u>0</u> Pacific Islander
<u>0</u> Black, not of Hispanic Origin	<u>0</u> Hispanic
<u>0</u> White, not of Hispanic Origin	<u>0</u> VACANT

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

ARC Population Estimate Information

- A. Number of existing housing units: 0

- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
0

- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
no change 0

- D. Names of affected Subdivision: 0

- E. Name of affected Multi-Family Complex: 0

- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
0

- G. Names of affected Duplexes: 0

- H. Names of Mobile Home Parks: 0



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 378 Shoal Creek Rd GA 092B-001 (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

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

(1)	<u>Dan S. Anderson</u> Property Owner Signature	<u>DAN S. ANDERSON</u> Property Owner Printed Name
(2)	<u>Varita L. Anderson</u> Property Owner Signature	<u>Varita L. Anderson</u> Property Owner Printed Name
(1)	<u>Dan S. Anderson</u> Applicant Signature	<u>DAN S. ANDERSON</u> Applicant Printed Name
(2)	<u>Varita L. Anderson</u> Applicant Signature	<u>Varita L. Anderson</u> Applicant Printed Name

Sworn to and subscribed before me
 this 6th day of February 2019.

[Signature]
 Notary Public, State of Georgia

My Commission Expires: Oct. 10, 2020

OKSANA SHIRLEY
 NOTARY PUBLIC
 Forsyth County
 State of Georgia
 My Comm. Expires Oct. 10, 2020

Notary Seal

Annexation Application Received Date Stamp: Rec'd 2/11/19 Completed Application with Signatures
 Rec'd 2/15/19 Current Boundary Survey
 Rec'd 2/15/19 Legal Description
 Rec'd 2/14/19 ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 3/11/19

Dates Advertised: 2/20/19

1st City Council Reading Date: 3/18/19

2nd City Council Reading Date: 4/8/19

Approved: YES NO

Date Certified Mail to: 2/19 County Board of Commissioners & Chairman 2/19 County Manager 2/19 County Attorney

Letter Received from Dawson County Date: _____



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

Zoning Amendment Application

Request # ZA- C9- 00247 Condition/Stipulation Change

Original ZA # N/A

Applicant Name(s): Dan S + Vanita L Anderson

Address: 560 Oakforest Drive City: Dawsonville GA Zip: 30534

Phone: 706-265-9016 Cell Phone: _____

* Signature(s) Dan S. Anderson Date _____

Property Address: 378 Shoal Creek Rd

Directions to Property from City Hall: _____

Tax Map # D92B 001 Parcel # _____ Current Zoning**: RA- County

Land Lot(s): 371 + 372 District: 4 Section: _____

Subdivision Name: _____ Lot # _____

Acres: Portion of 12.19 Current Use of Property: Vacant

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

The applicant request:

Rezoning to zoning category: R1 Special Use permit for: _____

Proposed use of property if rezoned is: Same

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

Is an Amenity area proposed _____ if yes, what _____

If Commercial: Total Building area proposed N/A (Include Conceptual Plan)

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

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

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

Road name: Shoal Creek Rd + Burt Cr. Rd Type of Surface: _____

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

* Dan S. Anderson
 Signature of Applicant

2/15/19
 Date

Office Use Only:	
Date Completed Application Rec'd <u>2-15-19</u>	Amount Paid \$ <u>per CC</u> Check # _____ /Cash
Date of Planning Commission Meeting: <u>3-11-19</u>	Dates Advertised: <u>2/20/19 2/27/19</u>
Date of City Council Meeting: <u>3-18-19</u>	Dates Advertised: <u>2/20/19 2/27/19</u>
Postponed: YES NO Date: _____	Rescheduled for next Meeting: _____
Approved by Planning Commission: YES NO	Approved by City Council: YES NO



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Zoning Amendment
 Authorization**

Property Owner Authorization

I / We Dan S Anderson hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 092B 001
378 Shoal Creek Rd 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 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 Dan S Anderson

*Signature of Applicant or Agent Dan S. Anderson Date 2/15/19

Mailing Address 560 Oak Forest Dr.

City Dawsonville State GA Zip 30534

Telephone Number _____

Printed Name of Owner(s) Dan S Anderson

*Signature of Owner(s) Dan S. Anderson Date 2/15/19

Date _____

Sworn to and subscribed before me

this 15 day of February 2019.

Nalita Y. Copeland
 Notary Public, State of Georgia



Nalita Y. Copeland
NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 2019

My Commission Expires: May 15, 2019

Notary Seal

(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 identify as applicant or owner and have the additional sheet notarized also.)



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**Zoning Amendment
 Campaign Disclosure**

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

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

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

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

MIA

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.

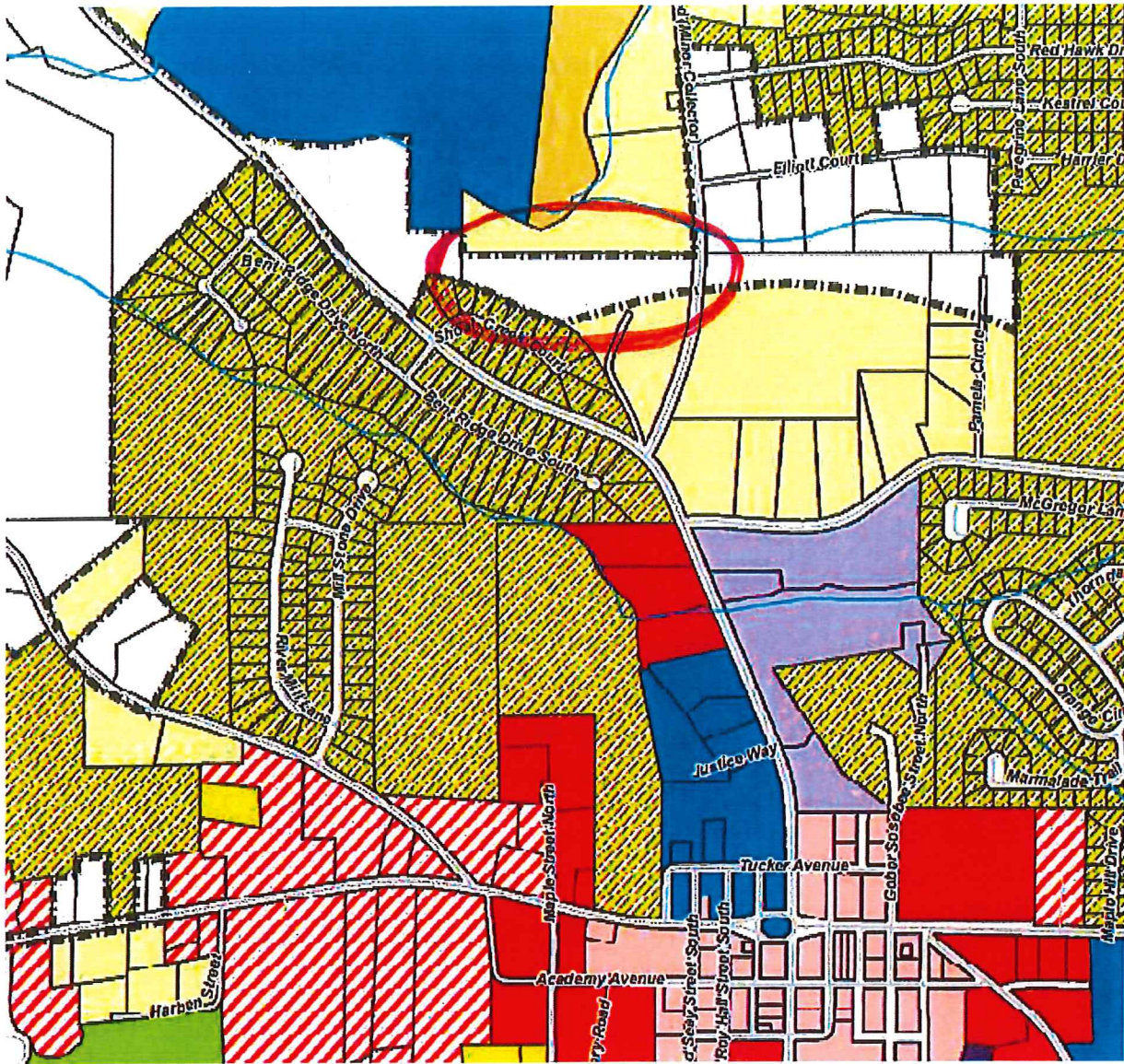
Amount \$ 0 Date: _____

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: _____

* *Sam L. Anderson*
 Signature of Applicant / Representative of Applicant

2/15/19
 Date

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



A Portion of -
TMP 092 B 001

City Zoning Map



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 11

SUBJECT: ZA-C9-00004 Ensite Civil Consulting 592 Hwy 53 West

DATE(s): 03/18/2019 CITY COUNCIL MEETING 1 _____ CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

ZA- C9-00004: Ensite Civil Consulting LLC has requested a zoning amendment for TMP 082 021 consisting of 38.58 acres located at 592 Hwy 53 West, from R-3 (Single Family) to RPC (Residential Planned Community) Hearing Dates: Planning Commission - February 11, 2019: Tabled by PC until March 11, 2019: City Council March 18, 2019.

HISTORY/ FACTS / ISSUES

Request was tabled at the Feb. 11th, 2019 PC meeting with instructions to the applicant to host a town hall meeting and to return with information regarding sq.ft. of structures, traffic issues, etc. Applicant returned on March 11th, 2019 with a list of proposed zoning conditions. PC voted to deny the rezone request. Please see the Planning Commission Action Summary which is attached.

OPTIONS:

Approve or deny the request.

RECOMMENDED SAMPLE MOTION:

None

DEPARTMENT: Planning and Zoning

REQUESTED BY: Robbie Irvin, Planning Director



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM # _____

SUBJECT: ZA-C9-00004 Ensite Civil Consulting LLC

LOCATION: TMP# 082 021 592 Hwy 53 West

HEARD BY PLANNING COMMISSION ON: 03 / 11 / 2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 03 / 18 / 2019 CITY COUNCIL MEETING 1 _____ CITY COUNCIL MEETING 2

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

ZA-C9-00004: Ensite Civil Consulting LLC has requested a zoning amendment for TMP 082 021 consisting of 38.58 acres located at 592 Hwy 53 West, from R-3 (Single Family) to RPC (Residential Planned Community) Hearing Dates: Planning Commission- Feburary 11, 2019, Tabled by PC until March 11, 2019: City Council March 18th 2019.

Tabled by PC on Feb. 11, 2019 requested more information and for applicant to conduct a town hall meeting. Applicant presented a list of proposed zoning conditions developed from the town hall meeting. Proposed conditions are attached.

ACTION TAKEN : APPROVE DENY

REASON FOR DENIAL:

Density, No age restrictions and traffic concerns

STIPULATIONS:

OR SEE MINUTES

PLANNING DIRECTOR: _____

DATE: 3-12-19

PC CHAIR OR DESIGNEE: Joy Lindsay

DATE: 3/12/19



February 1, 2019

To: Mr. Troy Lindsey, Chair
& City of Dawsonville Planning Commission

Re: Staff Recommendation; Villas at Howser Mill Rezoning and Variance

Mr. Lindsey and Commission,

Ensite Civil Consulting LLC has requested a zoning amendment for TMP 082 021 consisting of 38.58 acres located at 592 Hwy 53 West, from R-3 (Single Family) to RPC (Residential Planned Community) in order to construct a 172-home subdivision marketed for seniors. In addition, the applicant is requesting a variance on the allowable density of the project from 4 units per acre to 4.5 units per acre.

The current conditions are as follows:

Parcel # 082 021 was rezoned in 2004 from R-2 to R-3 with no stipulations.

The applicant is proposing the construction of quad-homes and townhomes which can be accomplished in an R-6 (Multi-family) zoning or with an RPC zoning. The applicant wishes to amend the zoning of the property to RPC. A Residential Planned Community (RPC) is a site-specific zoning which has specific standards and stipulations built in such as requirements for greenspace and amenities. The project will consist of 31 quads which will share driveways and 48 townhomes and will include an amenities area consisting of a clubhouse, bocci court, pickleball court and outdoor patio and walking trails.

In addition to the zoning amendment the applicant is seeking a variance to increase the density of the development from 4 units per acre to 4.5 units per acre. A traditional R-6 (multifamily) zoning would allow up to 6 units per acre however the RPC is capped at 4 units per acre.

The Planning and Zoning staff would recommend approval for both the zoning amendment and variance for the following reasons:

- While the applicant can request the R-6 zoning they have opted to seek the RPC at the request of the city in order to provide for more quality controls on the development which are afforded through the use of an RPC zoning. An R-6 zoning would allow for a

- maximum of 228 units. In essence the applicant is sacrificing the total number of units that the property can yield in order to give the city a better product.
- The applicant can by right construct a 114-lot subdivision under the current zoning with no stipulations or conditions.
 - While strict adherence to the RPC zoning would allow for a total yield of 152 units the requested addition of 20 units bringing the total to 172 units is a reasonable consensus to allow for the viability of the project as described in the applicant's letter of intent.
 - The marketing of this project to the 55+ community will result in lower impacts to schools and roads while increasing the property tax base.
 - Residential development in this area is consistent with the projections in the City of Dawsonville Comprehensive Plan.

Please let me know if you have any questions regarding this matter.

Sincerely,



R.J. Irvin
Planning Director, City of Dawsonville

LETTER OF INTENT

The applicant requests a Rezoning from R-3 to Residential Planned Community (RPC) for Parcel Number 082 021 in order to expand on the previously approved development to include a 172-Home Senior LifeStyle Neighborhood on 38.55 acres. It is bordered by various Commercial, Residential & Agricultural properties. This property is designated as Planned Residential Community on the Future Land Use Plan which is precisely what we are proposing.

The proposed Master Planned Development is in unison with what has already been approved. The original approved R-3 Zoning allowed for 116 traditional homes. The proposed development of attached Quads and Duplexes will target 55+ Seniors which will have far less impact on schools and roads than traditional family homes.

The neighborhood will provide a much needed solution for Dawson Seniors desiring a much simpler lifestyle that is designed specifically with age 55+ Seniors in mind. Landscaping and outdoor spaces will be maintained by a common landscape maintenance association giving owners the choice of a maintenance-free life style. Homes will be designed to appeal to seniors with discriminating taste and style. The home design will center around the empty nester who desires less square footage to maintain; but wants luxurious finishes and interior upgrades. Typically, the Master is on the main floor; but additional rooms are included for visiting family. Amenities will include Bocce, Pickle Ball, Shuffle Board, and a clubhouse. An area for a swimming pool will be set-aside to allow for future market demands. Walking trails will be added for access and exercise.

The impact on schools and utilities will be far less than the currently approved development because the new neighborhood will be predominantly targeted to empty nesters and retired or semi-retired seniors.

The proposed development and new residents will add much needed vitality to the community. By compacting development into a smaller footprint, more greenspace can be preserved to enhance the overall community. By clustering smaller lots in one area, we are able to preserve large areas of open space that are actually capable of sustaining wildlife microsystems rather than small patches of woods fenced in by the homeowner. Therefore, the proposed neighborhood will have a far smaller ecological footprint than the currently approved plan.

The proposed Master Plan and associated Zoning reflect the intent of the City's Future Land Use Plan and will create a much needed resource for Dawson County's maturing population.

Proposed Zoning Conditions-

Quadraplexes will have a minimum heated area of 1600 Square Feet.

Townhomes will have a minimum heated area of 1800 Square Feet.

Sidewalks will be provided within the neighborhood

Street lights with Cut-Off Lumineers will be provided throughout the neighborhood

The neighborhood will have a gated entrance and private streets

A gated Emergency Only Access will be provided to Howser Mill. No general public access will be allowed.

No permits will be issued prior to completion of the Traffic Study

There shall be a 50' setback around the entire perimeter of the property

There shall be a 20' Undisturbed Buffer along the frontage of Howser Mill Rd.

There shall be no vinyl or aluminum siding allowed. Siding shall be Hardi with accents of brick and/or stone.

Houses will be for sale and not for rent

There will be no Construction Entrance allowed on Howser Mill Rd

There shall be a minimum of 30% open space

All utilities shall be underground

The minimum sales price will be \$200,000

Street trees will be planted 40' on center along the proposed streets

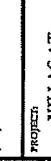
APPLICANT:
DAWSON LAND PARTNERS, L.P.C.
111 PROMINENCE STREET
DAWSONVILLE, GA 30834
PHONE (770) 597-8813

24-HOUR CONTACT:
COREY GUTHERIE
(770) 597-8813

PROJECT:
VILLAS AT
HOWSER MILL

LOCATED IN LOT 48
48 DISTRICT 14 SECTION
CITY OF DAWSONVILLE
PARCELS 934.01

SHEET TITLE:
REZONING
EXHIBIT



STAMPS
FOR REVIEW ONLY

DRAWING DATE: 2010-04-19
SHEET REVISIONS

DATE: 11-18-102 10/27/02

SHEET: 1 OF 1

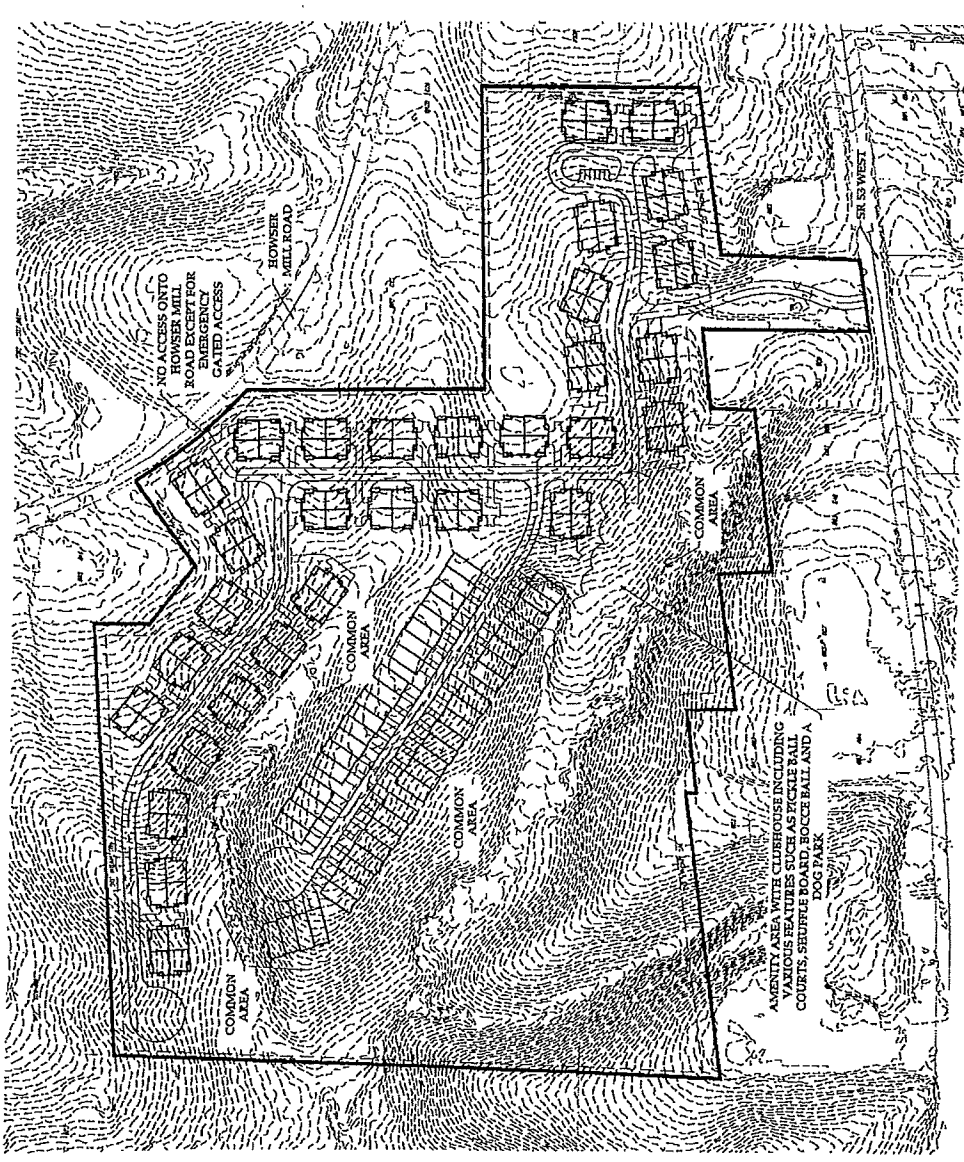


MAP DATE: DAWSON COUNTY TAX MAP NUMBER - 2011

SITE INFORMATION
Zoning: R3
Frontage: 200'
Site Area: 38.55 AC
Total Units: 172 (31 QUADS; 48 TOWNHOMES)
Density: 4.5 Units/Acre
Setbacks: 10'
Sides: 10'
Rear: 20'

NOTES:
1. All landscaping and common areas will be maintained by the applicant.
2. All residential units will be for single townhomes.
3. This development will target 55+ owners.

Grid North (GA West Zone)





City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Zoning Amendment
 Application**

Request # ZA- C9-00004 Date: 1/11/19

Applicant Name(s): Ensate Civil Consulting, LLC

Address: 131 Prominence Court City: Dawsonville State: GA Zip: 30534

Phone: Suite 230 Cell Phone: 678-316-3572

E-Mail jim@kingconsulting.info

Property Address: 592 Highway 53W

Tax Map # 082 021 Parcel # 082 021 Current Zoning[#]: R-3

Land Lot(s): 379,380,437, & 438 District: 4th Section: 1st

Subdivision Name: _____ Lot # _____

Acres: 38.58 Current Use of Property: Vacant

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

The applicant request:

Rezoning to zoning category: RPC Special Use permit for: _____

Proposed use of property if rezoned : Residential Neighborhood targeting age 55+

If Residential: # of lots proposed 172 Minimum lot size proposed N/A (Include Concept Plan)

Is an Amenity area proposed yes, if yes, what Small clubhouse, bocci court, pickleball court, outdoor patio, walking trails

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

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

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

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

Road name: State Route 53 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 1/11/2019
 Date

Office Use Only:
 Date Completed Application Rec'd _____ Amount Paid \$ 2456¹³ Check # 828 /Cash
 Date of Planning Commission Meeting: 2/11/19 Dates Advertised: 1/23/19
 Date of City Council Meeting: 2/18/19 Dates Advertised: 1/23/19
 Postponed: YES NO Date: 3/11/19 Rescheduled for next Meeting: _____
 Approved by Planning Commission: YES NO Approved by City Council: YES NO

4.50 x 38.58 1929.00
 350.00



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 266-3256

**Zoning Amendment
 Authorization**

Property Owner Authorization

I / We PACIFIC CREST MANAGEMENT LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 592 HWY 53 W Parcel #082 021

_____ 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 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 undersigner 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 Jim King, Ensite Civil Consulting, LLC
Signature of Applicant or Agent [Signature] Date 11/05/2018
 Mailing Address 131 Prominence Court, Suite 230
 City Dawsonville State Georgia Zip 30534
 Telephone Number (678) 316-3572

Printed Name of Owner(s) Chang Ho Park (Sunny)
Signature of Owner(s) [Signature] Date 11/06/2018
 _____ Date _____

Sworn to and subscribed before me this 6 day of November 2018.
[Signature]
 Notary Public, State of Georgia

YOGINI PATEL
 NOTARY PUBLIC
 Gwinnett County
 State of Georgia
 My Comm. Expires March 16, 2021

My Commission Expires: 3-16-2021 Notary Seal

(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 identify as applicant or owner and have the additional sheet notarized also.)



City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534

ATTN: Beverly Bahlster, City Clerk
 (706)265-3256

INVOICE #
19-00259

INVOICE DATE: 01/18/19
 DUE DATE: 02/17/19

ACCOUNT ID: ENSIT005 PIN: 100845
 ENSITE CIVIL CONSULTING LLC
 JIM KING
 JIM KING
 131 PROMINENCE COURT STE 230
 DAWSONVILLE, GA 30534

PERMIT INFORMATION
 PERMIT NO: C9-00004
 LOCATION: 592 HWY 53 WEST
 OWNER: PACIFIC CREST MANAGEMENT LLC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C9-00004		
1.0000/QTY	P-0170	ZONING REQUEST TO RPC Permit No: C9-00004	350.00000	350.00
38.5800/ACR	P-0171	ZONING REQUEST TO RPC PER ACRE Permit No: C9-00004	50.00000	1,929.00
27.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C9-00004	6.56000	177.12
1.0000	P-0153	VARIANCE Permit No: C9-00004	300.00000	300.00
		TOTAL DUE:		<u>\$ 2,756.12</u>
		Prn Payment: 01/18/19 CK 828		<u>-2,756.12</u>
		BALANCE:		<u>\$ 0.00</u>

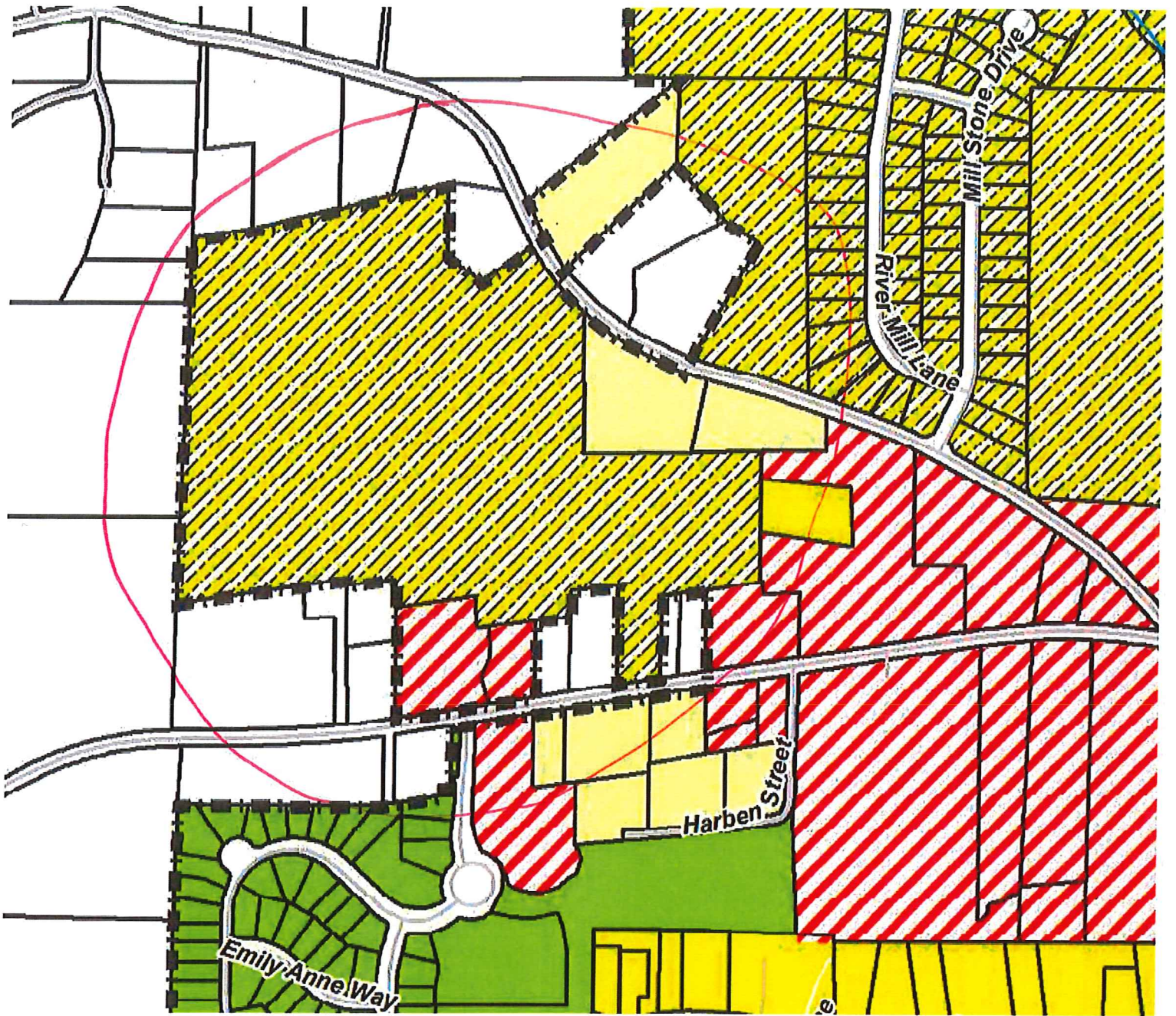
PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534

INVOICE #: 19-00259
 DESCRIPTION: Permit No: C9-00004
 ACCOUNT ID: ENSIT005 PIN: 100845
 DUE DATE: 02/17/19
 TOTAL DUE: \$ 0.00

ENSITE CIVIL CONSULTING LLC
 JIM KING
 JIM KING
 131 PROMINENCE COURT STE 230
 DAWSONVILLE, GA 30534







DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12

SUBJECT: ZA-C9-00004 Ensite Civil Consulting 592 Hwy 53 West

DATE(s): 03/18/2019 CITY COUNCIL MEETING 1 _____ CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

VAR-C9-00004: Jim King with Ensite Civil Consulting LLC has requested a Variance on density for TMP 082 0021 located at 592 Hwy 53 West. Hearing Dates: Planning Commission - February 11, 2019: Tabled by PC until March 11, 2019.

HISTORY/ FACTS / ISSUES

Applicant request to vary from the 4 unit per acre maximum density in RPC to 4.5 units per acre.

Request was tabled at the Feb. 11th, 2019 PC meeting with instructions to the applicant to host a town hall meeting and to return with information regarding sq.ft. of structures, traffic issues, etc. Applicant returned on March 11th, 2019 with a list of proposed zoning conditions. PC voted to deny the varinace request. Please see the Planning Commission Action Summary which is attached.

OPTIONS:

Approve or deny the request.

RECOMMENDED SAMPLE MOTION:

None

DEPARTMENT: Planning and Zoning

REQUESTED BY: Robbie Irvin, Planning Director



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM # _____

SUBJECT: VAR-C9-00004 Ensite Civil Consulting LLC

LOCATION: TMP# 082 021 592 Hwy 53 West

HEARD BY PLANNING COMMISSION ON: 03 / 11 / 2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 03 / 18 / 2019 CITY COUNCIL MEETING 1 _____ CITY COUNCIL MEETING 2

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

VAR-C9-00004: Jim King with Ensite Civil Consulting LLC has requested Variance on density for TMP 082 021 located at 592 Hwy 53 West. Hearing Dates: Planning Commission- Feburary 11, 2019, Tabled by PC until March 11, 2019: City Council March 18th 2019.

Request for variance from 4 unit per acre density cap in RPC to 4.5 units per acre.

Tabled by PC on Feb. 11, 2019 requested more information and for applicant to conduct a town hall meeting. Applicant presented a list of proposed zoning conditions developed from the town hall meeting. Proposed conditions are attached.

ACTION TAKEN : APPROVE DENY

REASON FOR DENIAL:

Density, No age restrictions and traffic concerns

STIPULATIONS: OR SEE MINUTES

PLANNING DIRECTOR: [Signature] DATE: 3-12-19

PC CHAIR OR DESIGNEE: [Signature] DATE: 3/12/19

ENSITE

CIVIL CONSULTING, LLC

"Engineering Site Solutions"

Civil Design

~

Construction

~

Flood Studies

~

Land Planning

~

NPDES Monitoring

~

Permitting

~

Traffic Studies

March 13, 2019

City of Dawsonville
415 Hwy 53E, Suite 100
Dawsonville, GA 30534
Attention: Mr. Robbie Irvin, Planning Director

RE: SR 53/Howser Mill Rd, 38-Acres
Dawsonville, Georgia

Dear Mr. Irvin:

Please consider this as formal notification that we wish to Appeal the Planning Commission decision of March 11, 2019 of our Variance Request. We understand that the Appeal will be made to the City Council for final decision.

Sincerely,

Jim King

Jim King, Ensite Civil Consulting, LLC

Applicant

Phone: 770-597-8813

corey.gutherie@

ensiteconsulting.com



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

Variance Application

VAR- C9-00004

Fee: \$300.00

Application for: Appeal Special Exception Adjustment

Type of Variance Requested: Increase Density by 00.5 units/ac (Letter of Intent must fully describe this request)

Applicant Name: Jim King Company: Ensite Civil Consulting, LLC

Address: 131 Prominence Court, Suite 230 City: Dawsonville Zip: 30534

Phone: (678) 316-3572 Cell Phone: _____ Fax #: _____

Owner Name(s): Pacific Crest Management, LLC Contact: Mr. Chang Ho Park

Address: 3118 WILLOWSTONE DRIVE City: Duluth Zip: 30096

Phone: _____ Cell Phone: _____ Fax #: _____

Exact Location and Description of Subject Property:

Address: 592 HWY 53 W Lot # _____

Present/Proposed Zoning: Present= R3, Requesting RPC w/ Variance from 4.0 to 4.5 units/ac Parcel # 082 021

District: 4-1 Land Lot: 379, 380, 437, & 438 Tax Map # _____

Present and/or Proposed Use of Property: Vacant

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 Building Official.
- The Letter of Intent shall address the criteria specified in Section 2507. (see pg. 2) Rec 11/15/19 nyc
- The applicant is responsible to pay the certified mail postage to adjacent property owners.
- Variance fee of \$300.00

[Signature]

 Signature of Applicant

1/11/2019

 Date

LETTER OF INTENT

The applicant requests a Variance from Section 1802.03 of the newly adopted Residential Planned Community (RPC) for Parcel Number 082 021 in order to expand on the Rezoning Application for a 172-Home Senior LifeStyle Neighborhood on 38.55 acres.

The proposed Master Planned Development is in unison with what has already been approved. The original approved R-3 Zoning allowed for 116 traditional homes. The proposed development of attached Quads and Duplexes will target 55+ Seniors which will have far less impact on schools and roads than traditional family homes. We were initially going to apply for the R-6 Zoning for this property; however after learning that the RPC Zoning was being created, we opted to wait for its debut. Unfortunately, the Ordinance was approved with a density limitation of 4 units/acre and the Concept that we have been working on for several months requires a density of 4.5 units/acre. For this reason, we are requesting a variance from this requirement to allow another 0.5 units per acre.

The type of development proposed is more expensive than typical development. The streets will be private, there will be a gated entrance, and landscaping will be more extensive. Dividing this cost over less than 172 Lots will create a Hardship. Dividing the cost of maintaining these benefits over the future life of this neighborhood by anything less than the requested 172 homeowners, will create a burden upon the future residents therein.

The neighborhood will provide a much needed solution for Dawson Seniors desiring a much simpler lifestyle that is designed specifically with age 55+ Seniors in mind. Landscaping and outdoor spaces will be maintained by a common landscape maintenance association giving owners the choice of a maintenance-free life style.

The impact on schools and utilities will be far less than the currently approved development because the new neighborhood will be predominantly targeted to empty nesters and retired or semi-retired seniors.

The proposed Master Plan and associated Density reflect the intent of the City's Future Land Use Plan and will create a much needed resource for Dawson County's maturing population.

City of Dawsonville Land Use and Zoning Ordinance: Article XXV Planning Commission.

Section 2503. Powers And Duties. The Planning Commission shall have the following functions, powers and duties: (9) Determine variances pursuant to Section 2507.

Section 2507. Variances/Appeals.

The Planning Commission is hereby empowered to authorize upon application in specific cases such variance from the terms of these regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these regulations will in an individual case, result in unnecessary hardship, so that the spirit of these regulations shall be observed, public safety and welfare secured, and substantial justice done. The existence of a non-conforming use of neighboring land, buildings or structures in the same zoning district or of permitted or non-conforming uses in other districts shall not constitute a reason for the requested variance.

2507.1

A variance may be granted in an individual case of unnecessary hardship, after appropriate application, upon specific findings that all of the following conditions exist. The absence of any one (1) 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.

2507.2.

In exercising its powers, the Planning Commission may, in conformity with the provisions of these regulations, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination of the Building Official or City Administrator related to zoning, development and land use, and to that end, shall have all of the powers of the Building Official and may issue or direct the issuance of a permit. The concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Building Official or City Administrator related to zoning, development and land use.

2507.3.

In exercising the powers to grant appeals and approve variances, the Planning Commission may attach any conditions to its approval which it finds necessary to accomplish the reasonable application of the requirements of these regulations.

2507.4.

All decisions of the Planning Commission on variances and appeals shall be final unless within ten (10) days of the decision, an appeal is filed by any aggrieved party to the Governing Body.



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Property Owner
 Authorization**

VAR# C9-00004 TMP# 082 021 Applicant's Name: Jim King / Ensite Civil Cons.

Property Owner Authorization

I / We PACIFIC CREST MANAGEMENT LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 592 HWY 53 W Tax Parcel # 082 021 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 undersigner 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 Applicant or Agent Ensite Civil Consulting, LLC
 Signature of Applicant or Agent _____ Date _____
 Mailing Address 131 Prominence Court, Suite 230
 City Dawsonville State Georgia Zip 30534
 Telephone Number (678) 316-3572

Printed Name of Owner(s) Chang Ho Park (Sunny)
 Signature of Owner(s) [Signature] Date 11/06/2018
 _____ Date _____

Sworn to and subscribed before me
 this 6 day of November 2018.
[Signature]
 Notary Public, State of Georgia

YOGINI PATEL
 NOTARY PUBLIC
 Gwinnett County
 State of Georgia
 My Comm. Expires March 16, 2021

My Commission Expires: 3-16-2021

Notary Seal

(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 identify as applicant or owner and have the additional sheet notarized also.)



City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

ATTN: Beverly Banlster, City Clerk
(706)265-3256

INVOICE #
19-00259

INVOICE DATE: 01/18/19
DUE DATE: 02/17/19

ACCOUNT ID: ENSIT005 PIN: 100845
ENSITE CIVIL CONSULTING LLC
JIM KING
JIM KING
131 PROMINENCE COURT STE 230
DAWSONVILLE, GA 30534

PERMIT INFORMATION
PERMIT NO: C9-00004
LOCATION: 592 HWY 53 WEST
OWNER: PACIFIC CREST MANAGEMENT LLC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C9-00004		
1.0000/QTY	P-0170	ZONING REQUEST TO RPC Permit No: C9-00004	350.00000	350.00
38.5800/ACR	P-0171	ZONING REQUEST TO RPC PER ACRE Permit No: C9-00004	50.00000	1,929.00
27.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C9-00004	6.56000	177.12
1.0000	P-0153	VARIANCE Permit No: C9-00004	300.00000	300.00
			TOTAL DUE:	\$ 2,756.12
		Prn Payment: 01/18/19 CK 828		-2,756.12
			BALANCE:	\$ 0.00

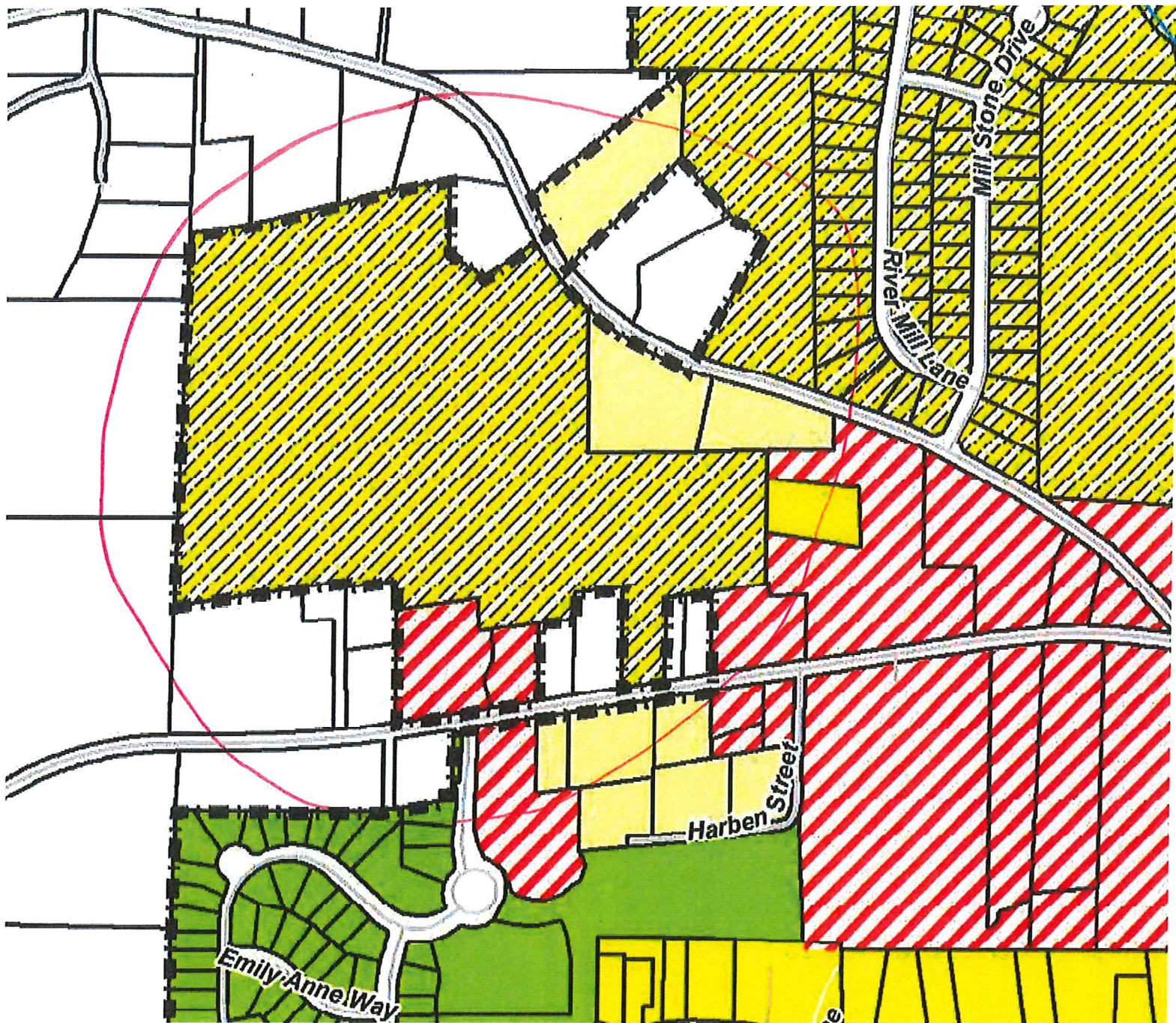
PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

INVOICE #: 19-00259
DESCRIPTION: Permit No: C9-00004
ACCOUNT ID: ENSIT005 PIN: 100845
DUE DATE: 02/17/19
TOTAL DUE: \$ 0.00

ENSITE CIVIL CONSULTING LLC
JIM KING
JIM KING
131 PROMINENCE COURT STE 230
DAWSONVILLE, GA 30534







DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

SUBJECT: ORDINANCE TO AMEND THE ETHICS CODE

CITY COUNCIL MEETING DATE(S): 03/18/2019

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: **SECOND READING AND VOTE**

An Ordinance To Amend The Ethics Code Of The City Of Dawsonville So As To Clarify The Purpose And Scope Of The Code Of Ethics; To Clarify Definitions, Restrictions, Conflicts Of Interests, And Penalties Applicable To City Officials And City Employees; To Clarify The Restrictions On Outside Employment; To Provide For The Qualification Of Members To The Ethics Board; To Provide For Alternative Means Of Removal Of Officers As Provided For In The City Charter; To Provide The Procedure For Hearing Complaints Regarding City Officials, Including The Filing Of Complaints, The Service Of Complaints, And The Procedure For Hearings; And For Other Purposes.

(First Reading and Public Hearing: March 4, 2019; Second Reading March 18, 2019)

HISTORY/ FACTS / ISSUES:

OPTIONS:

APPROVE, AMEND OR DENY

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Dana Miles, City Attorney

First Reading: 03/04/2019

Second Reading: 03/18/2019

Passed: _____

AN ORDINANCE TO AMEND THE ETHICS CODE OF THE CITY OF DAWSONVILLE SO AS TO CLARIFY THE PURPOSE AND SCOPE OF THE CODE OF ETHICS; TO CLARIFY DEFINITIONS, RESTRICTIONS, CONFLICTS OF INTERESTS, AND PENALTIES APPLICABLE TO CITY OFFICIALS AND CITY EMPLOYEES; TO CLARIFY THE RESTRICTIONS ON OUTSIDE EMPLOYMENT; TO PROVIDE FOR THE QUALIFICATION OF MEMBERS TO THE ETHICS BOARD; TO PROVIDE FOR ALTERNATIVE MEANS OF REMOVAL OF OFFICERS AS PROVIDED FOR IN THE CITY CHARTER; TO PROVIDE THE PROCEDURE FOR HEARING COMPLAINTS REGARDING CITY OFFICIALS, INCLUDING THE FILING OF COMPLAINTS, THE SERVICE OF COMPLAINTS, AND THE PROCEDURE FOR HEARINGS; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council of the City of Dawsonville find that the adoption of an amended Ethics Code is proper and appropriate to govern the conduct of its employees and officials in accordance with being a City of Ethics as designated by the Georgia Municipal Association;

WHEREAS, an Ethics Code and Ethics Board to administer it provide for accountability to the citizens of the City of Dawsonville; and

WHEREAS, the City Council desires to update its Code of Ethics to be consistent with the City charter, state law, and other ordinances of the City of Dawsonville.

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

SECTION 1.

The reservation of sections 2-84 through 2-109 of Article III, Division 2 is hereby repealed.

SECTION 2.

Sections 2-87 through 2-109 of Article III, Division 2 are hereby reserved.

SECTION 3.

Article III, Division 2 of the Code of the City of Dawsonville, Georgia, is hereby amended by repealing the existing Sections 2-75 through 2-81 in their entirety and adopting new Sections 2-75 through 2-86 as follows:

Sec. 2-75. – Declaration of policy; scope.

(a) It is the policy of the city that the proper operation of democratic government requires that public officials be independent, impartial and responsible to the people; that governmental decisions and policy be made in proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its

government. In recognition of these goals, a code of ethics for all city officials is adopted. This code has the following purposes:

- (1) To encourage high ethical standards in official conduct by city officials;
 - (2) To establish guidelines for ethical standards of conduct for all such officials by setting forth those acts or actions that are incompatible with the best interest of the city;
 - (3) To require disclosure by such officials of private financial or other interest in manners that affect the city; and
 - (4) To serve as a basis for disciplining those who refuse to abide by its terms.
- (b) However, the provisions of this code of ethics shall not apply to political contributions, loans, expenditures, reports or regulation of political campaigns or the conduct of candidates in such campaigns which are governed by state law.
- (c) The provisions of this code of ethics shall be applicable to all elected or appointed city officials as well as to city employees as set forth hereunder.
- (d) Notwithstanding any provision herein to the contrary, state law and the City Charter shall be controlling in the event of an actual conflict with the provisions of this code of ethics. This ordinance shall be interpreted to supplement, and not replace, said provisions of state law and the City Charter.

Sec. 2-76. – Definitions.

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

- (1) City official, unless otherwise expressly defined does not include city employees but does mean all persons elected or appointed to be a city official, including the mayor, members of city council, municipal court judges, city manager, city clerk, and all other persons holding positions designated by the city charter, as amended. The term “city official” also includes all individuals, including city employees, appointed by the mayor and/or city council as appropriate to city authorities, commissions, committees, boards, task forces, or other bodies which can or may vote or take formal action or make official recommendations to the mayor and/or city council.
- (2) *Decision* means any ordinance, resolution, contract, franchise, formal action, or other matter voted on by the city council or other city board, commission, or authority, as well as the discussions or deliberations of the council, board, or commission which can or may lead to a vote or formal action by that body.
- (3) *Employee* shall be any person who is a fulltime or part-time employee of the City of Dawsonville.
- (4) *Immediate family* means the spouse, mother, father, grandparent, brother, sister, son, or daughter of any city official related by blood, adoption, or marriage. The relationship by marriage shall include in-laws.

(5) *Government* or *city* shall be construed to mean the City of Dawsonville, Georgia, government.

(6) *Substantial interest* means an interest, either directly or through a member of the immediate family, in another person or entity, where:

(a) The interest is ownership of five percent or more of the voting stock, shares or equity of the entity or ownership of \$5,000.00 or more of the equity or market value of the entity; or

(b) The person received funds from the other person or entity during the previous twelve month period, which equals or exceeds \$5,000.00 in salary, bonuses, commission, or professional fees, \$5,000.00 in payment for goods, products, or services, or ten percent of the recipient's gross income during that same period, whichever is less; or

(c) The person serves as a corporate officer or member of the board of directors or other governing board of a for-profit entity other than a corporate entity owned or created by the city council; or

(d) The person is a creditor, debtor, or guarantor of the other person or entity in an amount of \$5,000.00 or more.

Sec. 2-77. – Restrictions on city officials.

The city code of ethics places the following restrictions on city officials:

(a) No city official shall use such position to secure special privileges or exemptions for himself or herself or others, or to secure confidential information for any purpose other than official duties on behalf of the city.

(b) No city official, in any matter before the council or other city body, relating to a person or entity in which the official has a substantial interest, shall fail to disclose for the record such interest prior to any discussion or vote or fail to recuse himself or herself from such discussion or vote as applicable.

(c) No city official shall act as an agent or attorney for another in any matter before the city council or other city body.

(d) No city official shall directly or indirectly receive or agree to receive in any given month, any compensation, gift, reward, or gratuity, in any matter or proceeding connected with, or related to, the duties of his office that is in excess of the monthly compensation provided for in the Charter or Ordinances of the City of Dawsonville, except as may be provided by law, or that may reasonably tend to improperly influence them in the discharge of their official duties. This limitation is not intended to prohibit the acceptance of articles of negligible value which are distributed generally or to prohibit city officials from engaging in regular conduct of their private life that can be reasonably interpreted as disconnected from their public duties.

(e) No city official shall enter into any contract with, or have any interest in, either directly or indirectly, the city except as authorized by state law.

- (1) This prohibition shall not be applicable to the professional activities for the city attorney in his or her work as an independent contractor and legal advisor on behalf of the city.
- (2) This prohibition shall not be applicable to an otherwise valid employment contract between the city and a city official who is not elected, including, by way of example, a city manager, city administrator, or city clerk.
- (f) All public funds shall be used for the general welfare of the people and not for personal gain.
- (g) Public property shall be disposed of in accordance with state law.
- (h) No city official shall solicit or accept other employment to be performed, or compensation to be received, while still a city official if the employment or compensation could reasonably be expected to impair such official's judgment or performance of city duties.
- (i) If a city official accepts or is soliciting a promise of future employment from a person or entity who has a substantial interest in a person, entity or property which would be affected by any decision upon which the official might reasonably be expected to act, investigate, advise, or make a recommendation, the official shall disclose the fact to the city council and shall recuse himself or herself and take no further action on matters regarding the potential future employer.
- (j) No city official shall use city facilities, personnel, equipment, or supplies for private purposes, except to the extent such are lawfully available to the public.
- (k) No city official shall grant or make available to any person any consideration, treatment, advantage, or favor, beyond that which it is the general practice to grant or make available to the public at large.
- (l) A city official shall not directly or indirectly make use of, or permit other to make use of, official information not made available to the general public for the purpose of furthering a private interest.
- (m) A city official shall not use his or her position in any way to coerce, or give the appearance of coercing, another person to provide any financial benefit to such official or persons within the official's immediate family, or those with whom the official has business or financial ties amount to a substantial interest.
- (n) A city official shall not order any goods and service for the city without prior authorization for such expenditure. No city official shall attempt to obligate the city or give the impression of obligating the city without proper prior authorization.
- (o) No city official shall draw or seek payment of travel funds or per diem from the city for attendance at meetings, seminars, training or other educational events and fail to attend such events without promptly reimbursing the city therefore.
- (p) No city official shall attempt to unduly influence the outcome of a case before the Municipal Court of the City of Dawsonville nor shall any city official engage in ex parte

communication with a municipal court judge of the City of Dawsonville on any matter pending before the Municipal Court of the City of Dawsonville.

Sec. 2-78. – Conflict of interest for city officials.

- (a) A city official may not participate in a vote or decision on a matter affecting an immediate family or any person, entity, or property in which the official has a substantial interest.
- (b) A city official who serves as a corporate officer or member of the board of directors of a nonprofit entity must disclose their interest in said entity to the mayor and council prior to participating in a vote or decision regarding funding of the entity by or through the city.
- (c) A city official may not participate in a vote or decision on a matter in a financial or other personal interest, direct or indirect, which is incompatible with the proper discharge of his official duties or which would tend to impair his independence of judgment or action in the performance of his official duties.

Sec. 2-79. – Restrictions on employees; conflicts of interest; general ethics.

The city code of ethics places the following restrictions on employees:

- (a) All public funds shall be used for the general welfare of the people and not for personal economic gain.
- (b) Public property shall be disposed of in accordance with state law.
- (c) Acceptance of gifts, gratuities, special privileges:
 - (1) Employees shall not accept any gifts, loans, rewards, favors, or services that may reasonably tend to improperly influence them in the discharge of their official duties. This limitation is not intended to prohibit the acceptance of articles of negligible value which are distributed generally or to prohibit employees from accepting loans from regular lending institutions. It is particularly important that employees guard against relationships which might be construed as or give the appearance of favoritism, coercion, unfair advantage or collusion.
 - (2) Employees shall not use or attempt to use their positions to secure economic benefit or advantages, special privileges or exemptions for themselves or others including the use of knowledge obtained by through their employment or by virtue of their positions.
 - (3) Employees shall not accept employment or engage in any business or professional activity which they may reasonably expect would require or induce them to disclose confidential information acquired by them by reason of their official position.
 - (4) Employees shall not accept payment from outside sources for professional services (i.e., teaching, instructing, speaking engagements, consulting, honorariums) when such activities are done on city time or when such services pertain to the purchase or sale of city property.

(d) *Proprietorship of creations.* All plans, designs, reports, specifications, drawings, devices, inventions, and other items produced or created by employees during working hours of through the use of city facilities or equipment or at the request of the city shall be and become the sole property of the city.

(e) *Confidential information.* Employees shall not disclose confidential information gained by reason of their official position, nor shall they otherwise use such information for their personal gain or benefit.

(f) *Conflict of interest.*

(1) If an employee of the city is an officer, director, agent or member of, or owns interest any entity which is subject to the regulation of, or which has financial commitments with the city, they shall file a sworn statement to this effect with the city clerk.

(2) Employees shall not transact any business in their official capacity with any business entity of which he or she is an officer, director, agent, member, or in which he or she owns a controlling interest, excluding civic, charitable or religious organizations.

(3) Employees shall not have a personal investment in any enterprise which will create a conflict or a perceived conflict between their private interest and the public interest.

(g) *Political activity.*

(1) No person employed by the city shall either publicly or otherwise hold himself out as a candidate in any city election while holding employment with the city.

(2) City employees shall not take part in any political management or political campaigns in election of mayor or any member of the city council during any period of time for which he is expected to perform work or receive compensation from the city.

(3) No employee, official or other person shall solicit, orally or by letter, or be in any other manner concerned in obtaining any assessments, contributions, or services for any political party or candidate from any employee during his hours of duty, service, or work with the city.

(4) Employees shall not represent the city by wearing any uniform or portion thereof that is issued by the city while he is participating in any campaign at any time.

(5) The city in no way seeks to influence employees in their choice of party affiliations or candidates, recognizing that this is a matter for each person to decide. Therefore, nothing contained herein shall be construed to restrict the right of the employee to hold membership in and support a political party, to vote as he chooses, to express opinions on political subjects or candidates, to maintain political neutrality, to attend political parties after work hours, or to campaign actively during off duty hours in all areas of political activity.

(6) Employees shall not utilize any city equipment or vehicles in support of any political campaign.

(h) Failure to comply with the provisions of this section will result in disciplinary action in accordance with the city personnel policy.

Sec. 2-80. – Outside employment for employees.

(a) City employment shall be considered to be the primary employment of all full-time employees. No employee may engage in outside employment which will interfere with the interests of city service or the operation of the city. Standards by which some employment is not acceptable include, but is not limited to:

(1) Illegal activity;

(2) Employment that by virtue of association will reflect upon the reputation of the city;

(3) High hazard or fatiguing work which might detract from or reduce city performance.

(b) Prior to beginning any regularly scheduled outside employment, employees will obtain specific written approval from the city manager on request forms which indicate the name of the outside employer, the nature of the work, hours of work, address and telephone number where the employee can be reached. Such information will become a part of the employee's official personnel record. Employees are required to obtain approval from the city manager for any change in any previously approved outside employment request.

(c) Any employee accepting or engaging in outside employment under the terms of this section shall make arrangements with the outside employer to be available to respond immediately to any emergency call of duty whenever the department head or the city manager shall determine that the employee's services are necessary.

(d) Employees sustaining injuries while engaged in outside employment are normally ineligible to receive benefits under the city's worker's compensation program.

(e) Failure to comply with the provisions of this section will result in disciplinary action in accordance with the city personnel policy.

Sec. 2-81. – Ethics Board.

(a) The Ethics Board shall consist of three persons. At least two members shall be residents of the City of Dawsonville. One member shall be appointed by the mayor, one member shall be appointed by the city council, and one member shall be appointed by the two above named Board members subject to approval by a majority of the city council. One of the three members of the Ethics Board shall be a member in good standing of the State Bar of Georgia and a resident of Dawson County.

(b) All members shall serve two-year terms.

(c) Members of the Ethics Board with any permit or rezoning application pending before the city, or with any pending or potential litigation against the city or the city official charged in the complaint shall be disqualified from serving on the Ethics Board for that complaint. An alternate member shall be selected by the two remaining members and approved by a majority of the council to replace the disqualified individual.

(d) Members of the Ethics Board may be removed by majority vote of the city council.

Sec. 2-82. – Receipt of ethics complaints.

(a) All ethics complaints against city officials shall be filed in writing with the Ethics Board on forms created and maintained by the City Clerk.

(b) All complaints shall be submitted and signed under oath, shall be legibly drawn and shall clearly address matters within the scope of this Article III, Division 2.

(c) Upon receipt of a complaint in proper form, the City Clerk shall serve a copy of the complaint to the Ethics Board and to the city official or officials charged in the complaint within no more than seven (7) calendar days from receipt of the complaint. Service may be by personal service, by certified mail, return receipt requested, or by statutory overnight delivery.

(d) Upon receipt of a complaint in proper form, the Ethics Board shall review it to determine whether the complaint is unjustified, frivolous, patently unfounded or fails to state facts sufficient to invoke the disciplinary jurisdiction of the city council. The Ethics Board shall be empowered to dismiss those complaints which are unjustified, frivolous, patently unfounded or which fail to state facts sufficient to invoke the disciplinary jurisdiction of the city council; provided, however, that a rejection of such complaint by the ethics committee shall not deprive the complaining party of any action he might otherwise have at law or in equity against the respondent government servant. For complaints not dismissed, the Ethics Board shall be empowered to collect evidence and information concerning any complaint in a hearing and to add the findings and results of its hearing to the file containing such complaint.

(e) Upon completion of the hearing of a complaint, the Ethics Board shall be empowered to dismiss those complaints which are unjustified, frivolous, patently unfounded or which fail to state facts sufficient to invoke the disciplinary jurisdiction of the city council; provided, however, that a rejection of such complaint by the ethics committee shall not deprive the complaining party of any action he might otherwise have at law or in equity against the respondent government servant.

(f) The ethics committee shall be empowered to conduct investigations, to take evidence and hold hearings where provided for in the rules.

(g) The Ethics Board shall be empowered to adopt forms for formal complaints, subpoenas, notices, applications for reinstatement and any other written instruments necessary or desirable within its jurisdiction.

(h) The findings of the Ethics Board shall be submitted to the city council for action.

(i) To discourage the filing of ethics complaints solely for political purposes, complaints will not be accepted against a person seeking election as a city official, whether currently

serving as a city official or not, from the date qualifying opens for the elected office at issue through the date the election results for that office are certified. The time for filing complaints will not run during this period. Properly filed complaints will be accepted and processed after the election results have been certified.

Sec. 2-83. – Ethics hearings.

(a) The Ethics Board shall hold a hearing on a complaint within sixty (60) days of the filing of the complaint with the city clerk. The hearing shall be conducted in accordance with the procedures and regulations that the Ethics Board establishes; provided, however, that at least one hearing shall include the taking of testimony and the cross-examination of available witnesses in accordance with due process.

(b) The city official who is the subject of the complaint and inquiry shall have the right to written notice of the hearing and allegation at least seven (7) days prior to the first hearing date, to be represented by counsel, to hear and examine the evidence and witnesses, and to oppose or try to mitigate the allegations. The city official subject to the inquiry shall have the right to submit, but shall not be required or obligated to submit, evidence and call witnesses.

(c) Any failure to strictly comply with any of the time deadlines in this section shall not invalidate any otherwise valid complaint or in any way affect the power or jurisdiction of the Ethics Board or the city council to act upon any complaint.

Sec. 2-84. – Ethics Board determination, recommendation, and alternative actions.

(a) Within seven (7) days of the final hearing held on a complaint, the Ethics Board shall render its decision on the proposed action to be taken regarding the city official by majority vote.

(b) Within seven (7) days of rendering of its decision, the Ethics Board shall provide its written recommendation for action to be taken regarding the city official to the Mayor and Council. This recommendation for action may include, but is not limited to, public reprimand of the official, censure of the official, request for resignation of the official, requiring repayment of any misappropriated funds or assets, removal of the official or such other action that the Ethics Board deems is appropriate to serve the ethical goals of this ordinance.

(c) Notwithstanding subsection (b), if removal is the recommended course of action proposed by the Ethics Board, the Ethics Board may alternatively, upon a majority vote, file a complaint and commence an action for removal of the city official in the Superior Court of Dawson County.

(d) The Ethics Board shall retain the right to file a complaint and commence an action for removal of the city official in the Superior Court of Dawson County, even if the original determination of the board is only to recommend removal to the Mayor and Council. In the event that the Mayor and Council either elects to take no action on the recommendation for removal or fails to take action on the recommendation for removal by initiating proper removal proceedings within thirty (30) days, the Ethics Board may convene a special meeting at the call of either the chairman or the two members of the Board for the purpose of determining whether to take further action on its original recommendation for removal by filing a complaint and commencing an action for removal of the city official in the Superior Court of Dawson

County. Such subsequent filing of a complaint and commencement of an action for removal must be supported by a majority vote of the Board.

Sec. 2-85. – Right to appeal.

(a) Any city official or complainant adversely affected by the findings or recommendations of the Ethics Board and the subsequent decision by the city council may obtain judicial review of such decision as provided in this section.

(b) An action for judicial review may be commenced by filing an application for a writ of certiorari in the Superior Court of Dawson County within thirty (30) days after the decision of the city council on the findings or recommendations of the Ethics Board.

Sec. 2-86. – Penalty.

Any person violating any provision of this article shall be subject to a public reprimand or censure by the city council, a request for resignation by the city council, repayment of any funds or assets misappropriated from the city, and/or removal proceedings by the city council or the Superior Court of Dawson County, as provided for in the Charter of the City of Dawsonville.

SECTION 4.

All Ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5.

This ordinance shall become effective upon adoption, the public good demanding the same.

SO ADOPTED AND ORDAINED by the City Council of Dawsonville, Georgia, this _____ day of _____, 2019.

**MAYOR AND DAWSONVILLE CITY
COUNCIL**

By: _____
Mike Eason, Mayor

Caleb Phillips, Councilmember Post 1

Stephen Tolson, Councilmember Post 2

Jason Power, Councilmember Post 3

Mark French, Councilmember Post 4

ATTESTED TO BY:

Beverly Banister, City Clerk



**DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 14**

SUBJECT: RESOLUTION – GMA CERTIFIED CITY OF ETHICS

CITY COUNCIL MEETING DATE: 03/19/2019

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 A RESOLUTION FOR RECERTIFICATION OF OUR CITY OF ETHICS STATUS WITH GMA

HISTORY/ FACTS / ISSUES:

OPTIONS:

APPROVE, AMEND, DENY OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

ETHICS RESOLUTION OF THE CITY OF DAWSONVILLE

WHEREAS, the Board of Directors of the Georgia Municipal Association has established a Certified City of Ethics program; and,

WHEREAS, the City of Dawsonville is an existing Certified City of Ethics and wishes to be recertified as a Certified City of Ethics under the GMA Program; and,

WHEREAS, the City of Dawsonville has had an Ethics Ordinance in place since 2000; and,

WHEREAS, the City of Dawsonville most recently amended its Ethics Ordinance on March 18, 2019, and the same being codified at Sections 2-75 through 2-86 of Chapter II, Article III, Division 2 of the Code of the City of Dawsonville, Georgia; and,

WHEREAS part of the recertification process requires the Mayor and Council to subscribe to the ethics principles approved by the GMA Board;

NOW THEREFORE BE IT RESOLVED by the governing authority of the City of Dawsonville, Georgia, that as a group and as individuals, the governing authority subscribes to the following ethics principles and pledges to conduct its affairs accordingly:

- * Serve Others, Not Ourselves
- * Use Resources With Efficiency and Economy
- * Treat All People Fairly
- * Use The Power of Our Position For The Well Being Of Our Constituents
- * Create An Environment Of Honesty, Openness And Integrity

RESOLVED this _____ day of March 2019.

By: MAYOR AND DAWSONVILLE CITY COUNCIL

Mike Eason, Mayor

Caleb Phillips, Councilmember Post 1

Stephen Tolson, Councilmember Post 2

Jason Power, Councilmember Post 3

Mark French, Councilmember Post 4

ATTESTED TO BY:

Beverly Banister, City Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 15

SUBJECT: DONATIONS FOR MAIN STREET PARK PRESENTATIONS

CITY COUNCIL MEETING DATE: 03/18/2019

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

PRESENTATIONS REGARDING DONATIONS FOR MAIN STREET PARK:

- **DAWSON COUNTY WOMEN'S CLUB TO PRESENT ON PLAYGROUND, BENCHES AND TREES AND POLLINATOR GARDEN DONATIONS**
 - **WE'RE ON DOODIE TO PRESENT PET WASTE STATION DONATION (SEE ATTACHED DOCUMENTS)**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

Bob Bolz

From: Mike McCarthy <mike@wereondoodie.com>
Sent: Thursday, March 7, 2019 8:26 PM
To: Bob Bolz
Subject: Pet Waste Stations

Thank you so much for taking the time to speak with me Wednesday.

Our company would like to donate 3 pet waste stations to the new city park/dog park. We would also like to offer free service on those stations.

The stations are made of high grade aluminum and will not rust. They are available in green and black.

We would like to be able to work with you on determining the locations of the stations and consult on their installation. An opportunity to do this would broaden our company's ability to consult with other entities in the future.

We look forward to attending the meeting on the 18th and would be happy to discuss details on or before that date.

I have added some pics of the stations below for reference.

Again, thank you for the opportunity to give back to the community.

Best regards,

Mike McCarthy
We're on Doodie
770.780.0072
mike@wereondoodie.com
www.wereondoodie.com





We're on Doodie

PET WASTE STATION



Maintained by

We're On
Doodie

770-780-0072

WereonDoodie.com

**Dog
Waste
Bags**



Thank
you
for
cleaning
up after
your
dog.



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 16

SUBJECT: WATER/SEWER RATES AND TAPS INCREASE

CITY COUNCIL MEETING DATE: 03/18/2019

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

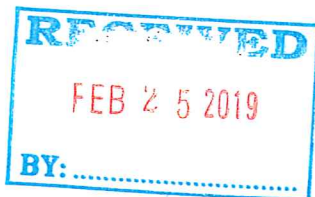
CHRIS POJE PRESENTING RECOMMENDATIONS FOR PROPOSED WATER AND SEWER RATES AND PROPOSED WATER AND SEWER TAP FEES

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



February 20, 2019

Mr. Bob Bolz
City Manager
City of Dawsonville
415 Highway 53 East
Dawsonville, Georgia 30534

Re: City of Dawsonville
Rate Study
Project No. 833.059

Dear Mr. Bolz:

As requested at the February 18, 2019 council meeting, we are enclosing a summary of recommendations for water and sewer rate adjustments and changes to the water and sewer tap fee schedules. Based on current and anticipated budget conditions, we recommend the rate adjustments be approved effective December 1, 2019 for January 2020 collections and that the tap fee increases be effective April 1, 2019.

If you have questions about these recommendations, please call us.

Yours truly,

A handwritten signature in purple ink that reads "Christopher B. Poje".

Christopher B. Poje, P.E.

CBP:sn
Enclosures

EXHIBIT ONE

PROPOSED WATER AND SEWER RATES

Table VI-1 – Possible Rate Adjustment

<i>Residential</i>	<i>Water</i>		<i>Sewer</i>	
	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>
<i>Gallons</i>				
0 – 1,500 (base charge)	\$21.00	\$31.00	\$25.00	\$37.50
1,501 – 5,000 (per 1,000 gal)	\$5.00	\$7.00	\$7.00	\$8.50
5,001 – 10,000 (per 1,000 gal)	\$5.25	\$7.50	\$8.00	\$9.50
>10,000 (per 1,000 gal)	\$5.50	\$8.00	\$9.00	\$10.50

<i>Commercial / Industrial</i>	<i>Water</i>		<i>Sewer</i>	
	<i>Inside</i>	<i>Outside</i>	<i>Inside</i>	<i>Outside</i>
<i>Gallons</i>				
0 – 1,500 (base charge)	\$31.00	\$42.00	\$60.00	\$75.00
1,501 – 5,000 (per 1,000 gal)	\$7.00	\$7.00	\$8.50	\$10.00
5,001 – 10,000 (per 1,000 gal)	\$7.50	\$7.50	\$9.50	\$11.00
>10,000 (per 1,000 gal)	\$8.00	\$8.00	\$10.50	\$12.00

Proposed Effective Date: December 1, 2019

Prepared by:
Turnipseed Engineers
Atlanta, Georgia

EXHIBIT TWO

PROPOSED WATER AND SEWER TAP FEES

<i>Meter Size</i>	<i>Water Tap Fee</i>	<i>Sewer Tap Fee</i>
¾"	\$3,500	\$4,750
1"	\$5,000	\$6,750
1½"	\$8,000 +	\$9,500
2"	\$12,500 +	\$17,500
3"	\$25,000 +	\$30,000
4"	\$40,000 +	\$50,000
6"	\$60,000 +	\$75,000
8"	\$90,000 +	\$105,000

(+) Plus actual cost of labor and materials if installed by City

Proposed Effective Date: April 1, 2019

Prepared by:
Turnipseed Engineers
Atlanta, Georgia



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 17

SUBJECT: NEXTSITE PRESENTATION

CITY COUNCIL MEETING DATE: 03/18/2019

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

NEXTSITE PRESENTATION

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor

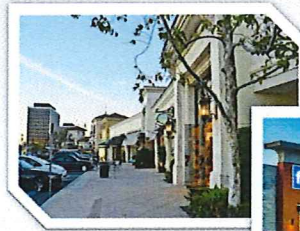
An aerial photograph of a large body of water, likely a reservoir or lake, with a long dam or causeway extending across it. The surrounding area is densely forested with green trees. The sky is clear and blue. The text 'NextSite' is overlaid on the center of the image.

NextSite



At **NextSite** our focus is to provide unparalleled retail research, analysis and mapping support, assist in the identification of real estate opportunities for retail development and redevelopment and then connect these opportunities to the appropriate retail real estate professionals.





- From a retail perspective - where have you been, where are you now and where do you want to be?
- What are the retail opportunities & barriers?
- Competitor markets?
- What makes your community unique?
- What tools are available to drive new development?
- Based on the market analysis – what can the market support?
- What role does the community want to play in the process?

The diagram features a large white circle on the left containing the text 'The NextSite process'. To its right, four smaller circles are arranged vertically, each containing a number from 01 to 04. Each number is followed by a bolded title and a descriptive paragraph. The background is a light gray with a subtle circular glow behind the steps.

The NextSite process

01

Research/Market Analysis

Understand the data and market analysis that drives retail economic development.

02

Identify Realistic Retail Targets

Through extensive analysis, demographic profiling, parameter matching, and retailer site selection experience, one can identify new retail and restaurant opportunities for your market.

03

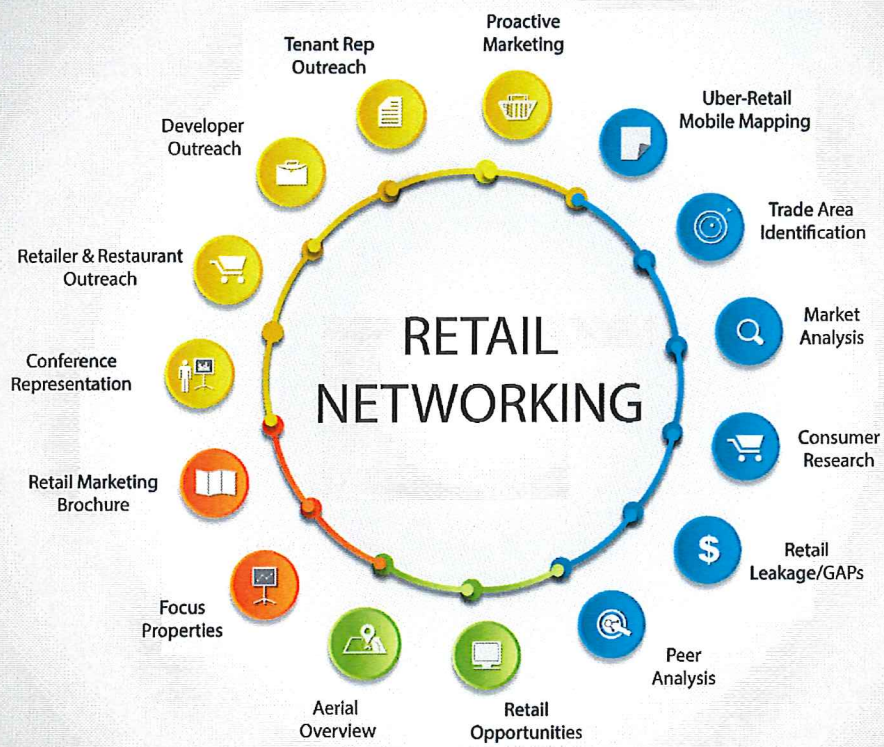
Marketing & Recruiting

Pro-active outreach to developers and tenant reps puts your community's opportunities in front of the commercial real estate professionals that drive retail site decisions.

04

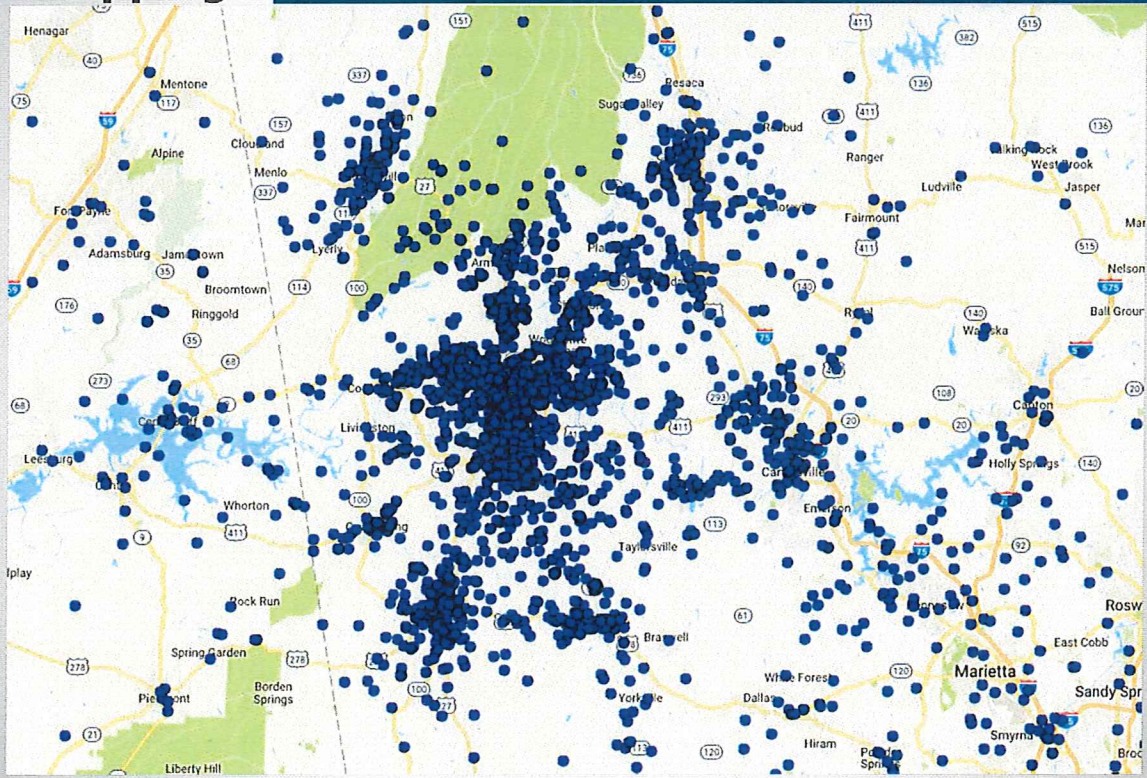
Results

The primary goal is to affect positive change in your community while maximizing your return on investment.



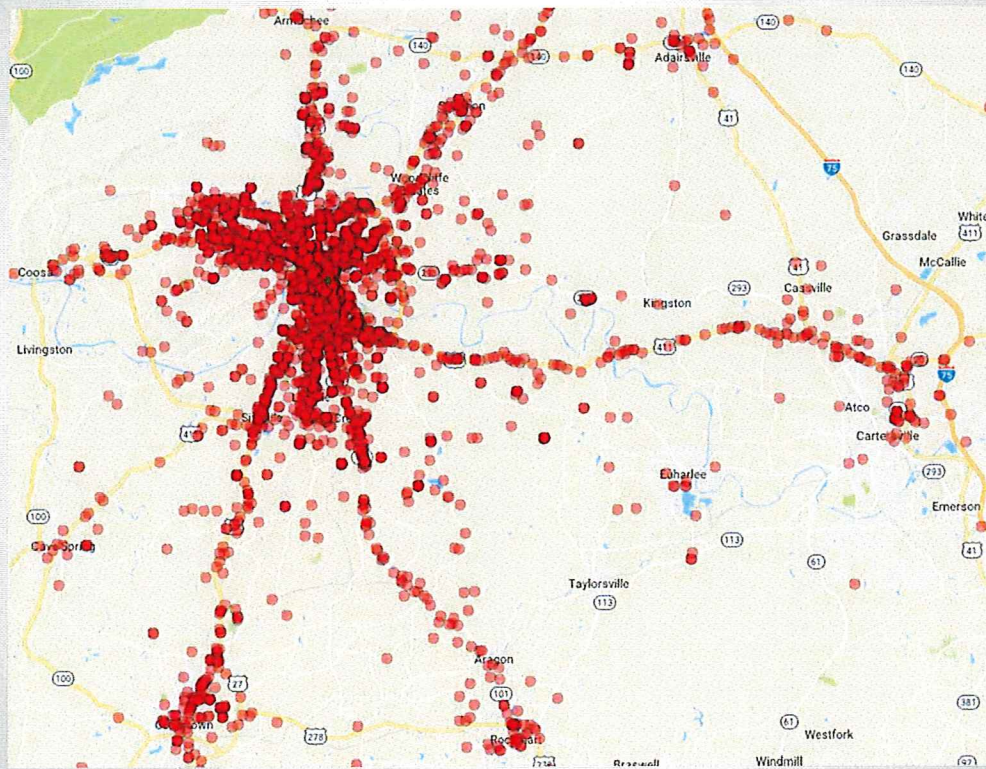
Mobile Mapping

Rome, GA – Common Evening Location



Mobile Mapping

Rome, GA – Path- To Purchase



Trade Area Demographics – Closed Target – Holcomb Bridge Rd

Consumer Profile Report

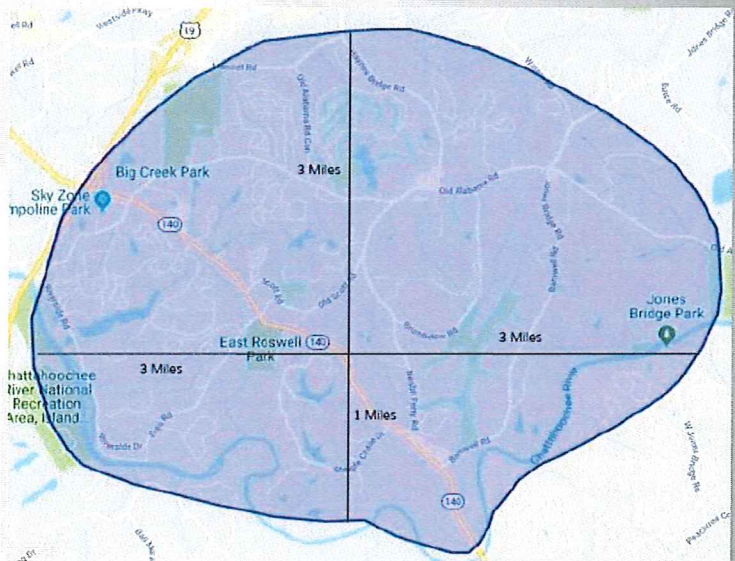
STI: PopStats, 2017 Q4

	Trade Area	
Current		
2017 Population	51,456	—
2022 Projected Population	53,546	—
Pop Growth (%)	4.1%	—
2017 Households	19,986	—
2022 Projected Households	20,801	—
HH Growth (%)	4.1%	—
Census Year		
2000 Population	46,950	—
2010 Population	49,027	—
Pop Growth (%)	4.4%	—
2000 Households	17,637	—
2010 Households	19,022	—
HH Growth (%)	7.9%	—
Total Population by Age		
Average Age (2017)	39.4	
Children (2017)		
0 - 4 Years	3,169	
5 - 9 Years	3,286	
10-13 Years	2,624	
14-17 Years	2,898	
Adults (2017)		
18 to 22	3,155	6.1%
22 to 25	1,767	3.4%
25 to 35	5,017	9.8%
35 to 45	6,301	12.2%
45 to 55	7,916	15.4%
55 to 65	7,989	15.5%
65 to 75	5,292	10.3%
75 to 85	1,705	3.3%
85 +	336	0.7%

	Trade Area	
Population by Race/Ethnicity (2017)		
White, Non-Hispanic	36,200	70.4%
Hispanic	4,539	8.8%
African American	6,083	11.8%
Asian	3,437	6.7%
Household Income (2017)		
Per Capita Income	\$48,691	—
Average HH Income	\$125,357	—
Median HH Income	\$93,501	—
Less than \$25,000	1,468	7.3%
\$25,000 - \$34,999	1,373	6.9%
\$35,000 - \$49,999	2,078	10.4%
\$50,000 - \$74,999	3,088	15.5%
\$75,000 - \$99,999	2,558	12.8%
\$100,000 - \$149,999	3,822	19.1%
\$150,000 - \$199,999	3,566	17.8%
\$200,000+	2,033	10.2%

Employee Salaries & Wages (2017)

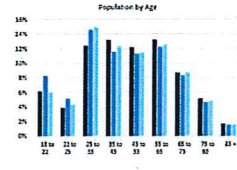
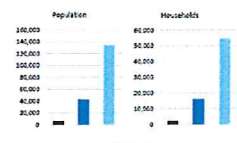
	Trade Area	
	# of Employees	%
Daytime Population	49,415	-
Median Employee Salary	\$40,928	-
Average Employee Salary	\$49,992	-
Salary/Wage per Employee per Annum		
Under \$15,000	644	3.0%
15,000 to 30,000	5,054	23.5%
30,000 to 45,000	6,454	30.0%
45,000 to 60,000	3,402	15.8%
60,000 to 75,000	1,815	8.4%
75,000 to 90,000	1,677	7.8%
90,000 to 100,000	992	4.6%
Over 100,000	1,506	7.0%



Market Analysis

Consumer Profile Report

	1 Mile	3 Miles	5 Miles
Current Population	1,243	41,347	137,344
5 Year Projected Pop	1,287	42,611	140,247
Pop Growth (%)	3.5%	3.0%	2.0%
Households	1,027	16,206	54,474
5 Year Projected Hts	1,044	16,291	54,804
Ht Growth (%)	1.6%	0.5%	0.6%
Census Year	2005	2010	2010
2005 Population	1,219	42,147	134,273
2010 Population	1,243	41,347	137,344
Pop Growth (%)	1.9%	-1.9%	2.3%
2005 Households	1,017	16,111	53,076
2010 Households	1,027	16,206	54,474
Ht Growth (%)	1.0%	0.6%	2.6%



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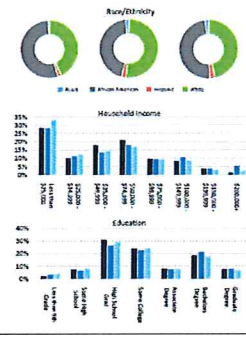
Consumer Profile Report

	1 Mile	3 Miles	5 Miles
Current Population	81,608	—	—
5 Year Projected Pop	84,095	—	—
Pop Growth (%)	3.0%	—	—
Households	31,794	—	—
5 Year Projected Hts	31,794	—	—
Ht Growth (%)	2.5%	—	—
Census Year	2000	2010	2010
2000 Population	70,524	—	—
2010 Population	81,608	—	—
Pop Growth (%)	15.6%	—	—
2000 Households	26,724	—	—
2010 Households	31,794	—	—
Ht Growth (%)	19.3%	—	—

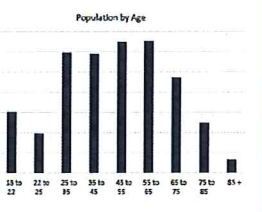
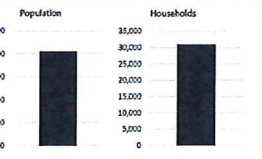
Total Population by Age			
Average Age	38.7		
Children			
0-4 Years	5,160	6.1%	
5-9 Years	5,204	6.3%	
10-14 Years	4,364	5.2%	
15-17 Years	4,715	5.8%	
Adults			
18 to 24	4,505	5.5%	
25 to 34	3,201	3.9%	
35 to 44	9,760	12.0%	
45 to 54	9,655	11.8%	
55 to 64	10,617	13.0%	
65 to 74	10,701	13.1%	
75 to 84	7,211	8.8%	
85+	4,029	4.9%	
Average	1,264	1.5%	

Consumer Profile Report

	1 Mile	3 Miles	5 Miles
Population by Race/Ethnicity			
White Non-Hispanic	1,218	41,740	136,762
Hispanic	97	3,124	9,818
African American	14	475	1,482
Asian	4	131	413
Language Spoken at Home	4,810	15,317	49,411
Spanish	13	418	1,279
Asian Language	3	91	281
Ancstry	8	216	676
American Indian (ancestry)	0	0	0
Household Income			
Per Capita Income	\$18,622	\$28,037	\$33,370
Average HH Income	\$15,530	\$45,725	\$57,319
Median HH Income	\$45,263	\$45,345	\$39,807
Low Income (\$5,000)	974	4,371	15,550
\$5,000 - \$9,999	204	1,010	3,512
\$10,000 - \$14,999	362	1,719	6,083
\$15,000 - \$19,999	428	2,101	7,383
\$20,000 - \$24,999	183	912	3,100
\$25,000 - \$29,999	167	813	2,781
\$30,000 - \$39,999	75	374	1,281
\$40,000+	17	83	283
Education			
Less than 9th Grade	71	214	656
Some High School	250	804	2,214
High School Grad	1,073	3,506	9,819
Some College	812	2,612	7,113
Assoc Degree	210	691	1,926
Bachelor Degree	441	1,446	3,983
Graduate Degree	241	775	2,111



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ICSC Deal Making Conferences

RECON

RECon
May 22 - 25
Las Vegas (NV)

**ICSC NATIONAL
NEW DEAL
NEW YORK
MAKING**

New York Conference
December 6 - 7
New York City (NY)

**ICSC Tennessee/Kentucky
CONFERENCE &
DEAL MAKING**

Tennessee/Kentucky IDEX
July 25 - 26
Nashville (TN)



**ICSC FLORIDA
CONFERENCE &
DEAL MAKING**

Florida Conference
August 27 - 29
Orlando (FL)

**ICSC CHICAGO
DEAL MAKING**

Chicago Deal Making
September 27 - 28
Chicago (IL)

**ICSC WESTERN
CONFERENCE &
DEAL MAKING**

Western Conference
October 2 - 4
Los Angeles (CA)

**ICSC SOUTHEAST
CONFERENCE &
DEAL MAKING**

Southeast Conference
October 17 - 19
Atlanta (GA)

**ICSC TEXAS
CONFERENCE &
DEAL MAKING**

Texas Conference
November 8 - 10
Dallas (TX)



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 18

SUBJECT: DEVELOPMENT OF ETHICS BOARD

CITY COUNCIL MEETING DATE: 03/18/2019

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

**TO DISCUSS THE DEVELOPMENT OF AN ETHICS BOARD AS PER THE
ETHICS ORDINANCE SECTION 2-81**

Sec. 2-81. – Ethics Board.

(a) The Ethics Board shall consist of three persons. At least two members shall be residents of the City of Dawsonville. One member shall be appointed by the mayor, one member shall be appointed by the city council, and one member shall be appointed by the two above named Board members subject to approval by a majority of the city council. One of the three members of the Ethics Board shall be a member in good standing of the State Bar of Georgia and a resident of Dawson County.

(b) All members shall serve two-year terms.

(c) Members of the Ethics Board with any permit or rezoning application pending before the city, or with any pending or potential litigation against the city or the city official charged in the complaint shall be disqualified from serving on the Ethics Board for that complaint. An alternate member shall be selected by the two remaining members and approved by a majority of the council to replace the disqualified individual.

(d) Members of the Ethics Board may be removed by majority vote of the city council.

HISTORY/ FACTS / ISSUES:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 19

SUBJECT: ADMINISTRATIVE VARIANCE INFORMATION

CITY COUNCIL MEETING DATE: 03/18/2019

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

ADMINISTRATIVE VARIANCE POWERS OF THE PLANNING DIRECTOR AND TO INFORM THE COUNCIL OF AVAR-C9-00013

HISTORY/ FACTS / ISSUES

Powers granted in the Zoning Ordinance Adopted Dec. 3rd2018.

Sec. 901- Powers of the Planning Director

1. The Planning Director has the authority and responsibility to provide the following services:

- A. Provide information concerning the requirements of this Resolution and require compliance with these requirements.
- B. Issue permits under the conditions and procedures required by this Resolution.
- C. Dispense and receive applications as required by this Resolution.
- D. Determine the applicable District, uses, and standards for a particular parcel of land.
- E. Provide assistance and guidance to applicants concerning compliance with this Resolution.
- F. Collect, receive, disburse, and account for fees and monies as required under the provisions of this Resolution.
- G. Serve as the Secretary of the Planning Commission when appointed.
- H. Act as liaison for the Planning Commission with other Officials.
- I. Maintain official records and perform administrative duties required in the execution of the provisions of this Resolution.
- J. The Planning Director is charged with interpretation of the zoning resolution and related ordinances.
- k. Issue Administrative Variances as prescribed herein.

Sec.902- Administrative Variances.

The Director of Planning and Development shall have the power to grant variances (except for density and use) from the development standards of the Land Use Resolution of The City of Dawsonville, Georgia if the intent of the ordinance can be achieved and equal performance obtained by granting a 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 or a Yard Adjacent to a Public Street - variances shall not exceed ten feet (10');
2. Side Yard - variances shall not exceed five feet (5');
3. Rear Yard - variances shall not exceed ten feet (10');
4. Building Height - a variance may be granted up to, but not exceeding, ten feet (10') 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;
5. Buffers - the dimensions of a landscaping buffer required by the Land Use Resolution or other ordinance may be varied by no more than twenty-five percent (25%) 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;
6. 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 (10%) may be granted;
7. Home Occupations - if the intended use is clearly allowed pursuant to the definition of "Home Occupation", then an administrative variance may be granted to conduct such business.

B. Notification. 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 or the applicant may choose to permit written notice from the Planning Department to adjoining property owners of the variance application and then wait at least ten (10) business days from notice to all adjoining property owners before the variance may be considered for approval. Also, notice of the variance application shall be posted upon the property ten (10) days before the variance is considered and shall state the variance requested and the date the variance shall be considered.

C. Basis for Approval. The following criteria shall be considered by the Planning Director before allowing an administrative variance. No variance may be granted administratively for an application for a variance that has been heard by the Planning Commission within one (1) year or if the application is for the expansion of a non-conforming use or structure.

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. No 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.

D. Conditions of Approval. The Planning Director may impose reasonable conditions upon any administrative variance to ensure that the public health, safety, and general welfare are protected. A violation of any imposed condition shall be a violation of this section.

E. Administration. After all requirements for a variance application in accord with the terms hereof are received, the Planning and Zoning department shall review and certify that all required information is complete and that the request is within the limits of consideration set forth in sub-section (A) hereof. The applicant shall then be advised to proceed with public notice in accord with sub-section (B) hereof. After required notice has been provided and the time period for response has passed, the Planning Director shall have ten (10) business days to render a decision. Notice of the decision shall be provided to the applicant by mailing such decision within five (5) business days of the decision. Notice of the action taken by the Planning Director shall be provided to the Planning Commission and shall be placed as an item of old business for no further action upon the agenda of the Planning Commission within thirty-one (31) days.

F. Compliance with Other Codes. The effect of an administrative variance approval shall be that a specific request is determined to be appropriate for a specific location. The administrative variance application shall not approve a site plan nor waive or modify any other requirements of any other county code other than as specifically granted pursuant to the variance.

G. Appeal. The applicant or an adjoining property owner may appeal to the Mayor and Council the decision of the Planning Director regarding an administrative variance within ten (10) days of the decision via written objection and appeal. Any such appeal shall be heard by the Mayor and Council in accord with the standard appeal procedure.

OPTIONS:

N/A

RECOMMENDED SAMPLE MOTION:

N/A

The Dawsonville Planning Commission and City Council Planning Director Action Summary For Administrative Variance # AVAR-C9-00013 is attached for your information.

DEPARTMENT: Planning and Zoning

REQUESTED BY: R. Irvin



DAWSONVILLE PLANNING COMMISSION AND CITY COUNCIL
PLANNING DIRECTOR ACTION SUMMARY FOR
ADMINISTRATIVE VARIANCE # AVAR-C9-00013

SUBJECT: Easement encroachment of Single Family Residence

LOCATION: 275 Angela Lane

REPORTED TO PLANNING COMMISSION ON: 03 / 11 / 2019

REPORTED TO CITY COUNCIL ON: 03 / 18 / 2019

HISTORY/ FACTS/ ISSUES:

Adams homes received a permit to construct a single family residence at 275 Angela Lane TMP# 083 038 052 on June 13, 2018. During the course of construction it was determined that a portion of the garage (approx 8 square feet, 3 linear feet) was encroaching upon a utility easement containing water/sewer and storm sewer lines. A stop work order was issued on Oct. 31st, 2018. Applicant applied for an administrative variance on Jan, 7 2019. After all appropriate associated documentation was submitted, the property posted and neighboring property owners notified the administrative variance 10 day comment period was initiated on Feb. 20, 2019.

ACTION TAKEN :



APPROVE



DENY

REASON:

Article IX Section 902.A.2 allows for an administrative variance to be given on a side yard encroachment of up to 5 feet. Said encroachment is 3 linear feet. No utilities are directly impacted by this encroachment. An easement of 27 feet will still exist at the point of encroachment. No opposition was received regarding the variance request.

STIPULATIONS:

No further encroachment shall be allowed.

PLANNING DIRECTOR: *[Signature]*

DATE: 2-28-19



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 21

SUBJECT: STAFF REPORT: FINANCE ADMINISTRATOR

CITY COUNCIL MEETING DATE: 03/18/2019

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 FEBRUARY 28, 2019

HISTORY/ FACTS / ISSUES:

SEE ATTACHED FINANCIAL REPORTS

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Hayden Wiggins, Finance Administrator

CITY OF DAWSONVILLE, GEORGIA

GENERAL FUND

July 1, 2018 - February 28, 2019

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	\$ 1,452,150	\$ 1,098,779	75.67%
Licenses and permits	156,375	71,987	46.03%
Intergovernmental revenues	25,000	49,061	196.24%
Fees	238,400	250,487	105.07%
Other	<u>82,000</u>	<u>86,179</u>	<u>105.10%</u>
Total revenues	<u>1,953,925</u>	<u>1,556,493</u>	<u>79.66%</u>
EXPENDITURES			
Department:			
Council	92,500	55,221	59.70%
Mayor	24,870	9,142	36.76%
Elections	1,000	100	10.00%
Administration	798,667	602,814	75.48%
City Hall building	228,300	187,287	82.04%
Animal control	2,000	1,084	54.20%
Roads	432,200	241,995	55.99%
Parks	3,000	50,752	1691.73%
Planning and zoning	316,888	216,188	68.22%
Economic development	<u>54,500</u>	<u>25,500</u>	<u>46.79%</u>
Total expenditures	<u>1,953,925</u>	<u>1,390,083</u>	<u>71.14%</u>
TOTAL REVENUES OVER EXPENDITURES		<u><u>166,410</u></u>	

CITY OF DAWSONVILLE, GEORGIA
WATER, SEWER, AND GARBAGE FUND
July 1, 2018 - February 28, 2019

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 648,000	\$ 452,259	69.79%
Sewer fees	756,000	521,939	69.04%
Garbage fees	139,000	98,593	70.93%
Miscellaneous	<u>161,418</u>	<u>50,079</u>	<u>31.02%</u>
Total revenues	<u>1,704,418</u>	<u>1,122,870</u>	<u>65.88%</u>
EXPENDITURES			
Bad debts	2,000	-	0.00%
Depreciation	430,000	275,344	64.03%
Garbage service	105,350	85,937	81.57%
Group insurance	80,400	50,751	63.12%
Insurance	35,000	5,623	16.07%
Interest	106,000	76,429	72.10%
Payroll taxes	21,618	14,188	65.63%
Professional	94,000	106,276	113.06%
Miscellaneous	84,750	37,451	44.19%
Repairs/supplies	256,500	127,134	49.56%
Retirement	16,500	9,024	54.69%
Salaries	286,600	188,611	65.81%
Technical services	64,000	31,126	48.63%
Utilities	<u>121,700</u>	<u>94,360</u>	<u>77.53%</u>
Total expenditures	<u>1,704,418</u>	<u>1,102,254</u>	<u>64.67%</u>
INCOME (LOSS)		<u><u>20,616</u></u>	

CITY OF DAWSONVILLE, GEORGIA

SPLOST

July 1, 2018 - February 28, 2019

SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	1,288,000	915,069	71.05%
Interest	<u>3,000</u>	<u>5,617</u>	<u>187.23%</u>
Total revenues	<u>1,291,000</u>	<u>920,686</u>	<u>71.32%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	191,667	112,868	58.89%
Roads and sidewalks	191,667	-	0.00%
Public works equipment - roads	63,889	9,169	14.35%
Sewer projects	95,833	15,829	16.52%
Public works equipment - sewer	63,889	-	0.00%
Water projects	95,833	62,454	65.17%
Public works equipment - water	63,889	-	0.00%
Farmers market	191,666	102,096	53.27%
Parks and recreation	<u>332,667</u>	<u>1,028,972</u>	<u>309.31%</u>
Total expenditures	<u>1,291,000</u>	<u>1,331,388</u>	<u>103.13%</u>
TOTAL REVENUES OVER EXPENDITURES		<u><u>(410,702)</u></u>	