

AGENDA
CITY COUNCIL REGULAR MEETING AND WORK SESSION
VIA TELECONFERENCE
Monday, February 15, 2021
5:00 P.M.

Link to access meeting via teleconference or by phone from your computer, tablet or smartphone:
<https://global.gotomeeting.com/join/260464445>

You can also dial in using your phone.
United States: [+1 \(872\) 240-3412](tel:+18722403412)

Access Code: 260-464-445

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
 - a. Approve Minutes
 - Regular Meeting held February 1, 2021
 - b. Approve GA Fund 1 Resolution
8. Recognition of Nancy Sites, Director of Family Connection

BUSINESS

9. **ZA-C2100098**: Tanco Investments, LLC has requested a zoning amendment for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North consisting of 4.09 acres from HB (Highway Business District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.
10. **VA-C2100098**: Tanco Investments, LLC has requested the following variances for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North for lot width on 2,5,8,11, 14, 17, 20 and 23 will be reduced from 28' feet to 22' wide. Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.
11. An Ordinance To Amend Section 2-110 To Provide For Revised Connection Fee For A Water Line For Fire Suppression And Firefighting; And For Other Purposes. (First Reading: February 1, 2021; Second Reading and Adoption: February 15, 2021)

WORK SESSION

STAFF REPORTS

12. Bob Bolz, City Manager
13. Robin Gazaway, Finance Administrator

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

ADJOURNMENT

The next scheduled City Council meeting is Monday, March 1, 2021

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: 02/15/2021

PURPOSE FOR REQUEST:

**CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED
SUPPORTING DOCUMENTS**

- a. **Approve Minutes**
 - **Regular Meeting held February 1, 2021**
 - b. **Approve GA Fund 1 Resolution**
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 02/15/2021

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 ON FEBRUARY 1, 2021**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY COUNCIL REGULAR MEETING
VIA TELECONFERENCE
Monday, February 1, 2021
5:00 P.M.

1. **CALL TO ORDER:** Mayor ProTem Caleb Phillips called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember John Walden, Councilmember Mark French, Councilmember Stephen Tolson, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Planning Director David Picklesimer and Public Works Director Trampas Hansard.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember Walden.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by J. Walden; second by S. Tolson. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a, b,c) made by M. French; second by J. Walden. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting and Work Session held January 19, 2021
 - b. Approve IGA WITH Dawson County for the 2021 Municipal Election
 - c. Approve Change to Financial Policy to Allow Direct Deposit

BUSINESS

8. **ZA-C2100098:** Tanco Investments, LLC has requested a zoning amendment for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North consisting of 4.09 acres from HB (Highway Business District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

Motion to open the public hearing made by M. French; second by S. Tolson. Vote carried unanimously in favor.

Rachel Burton from Davis Engineering spoke in favor providing a brief description of the development stating they have met all the requirements.

No one spoke in opposition to the request.

Councilmember French commented on the landscaping stipulations provided by the Planning Commission, should the Council consider them, stating the development regulations do not allow for the size and type of trees to be stipulated and should be restricted.

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

9. **VA- C2100098:** Tanco Investments, LLC has requested the following variances for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North for lot width on 2,5,8,11, 14, 17, 20 and 23 will be reduced from 28' feet to 22' wide. Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

Motion to open the public hearing made by M. French; second by J. Walden. Vote carried unanimously in favor.

Rachel Burton from Davis Engineering spoke in favor requesting the variance be approved to meet the square footage requirements.

No one spoke in opposition to the request.

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

MINUTES
CITY COUNCIL REGULAR MEETING
VIA TELECONFERENCE
Monday, February 1, 2021
5:00 P.M.

10. An Ordinance To Amend Section 2-110 To Provide For Revised Connection Fee For A Water Line For Fire Suppression And Firefighting; And For Other Purposes. (First Reading: February 1, 2021; Second Reading and Adoption: February 15, 2021)

Attorney Tallant read the first reading of the ordinance and provided a brief description of the purpose. He also clarified there would be no issue with our bond covenants that would prevent us from passing this ordinance. City Clerk Banister stated the ordinance presented to the City Council was modified after publication and the size of the fire line connection was changed from five inches to two to eight inches.

11. **RECOGNITION OF FORMER DAWSON COUNTY CHAMBER OF COMMERCE PRESIDENT:** Councilmember Tolson spoke on behalf of the City recognizing the work, dedication and contribution Christie Moore made to the City and the County as the Dawson County Chamber of Commerce President.

12. **NEXTSITE AGREEMENT:** Betsy McGriff provided a brief overview of the services provided by the Nextsite Agreement.

Motion to renew the Nextsite Agreement made by M. French; motion died for lack of a second.

13. **2021 DAWSONVILLE HISTORY MUSEUM LEASE:** City Manager Bolz reported the lease agreement provided to the City Council has been amended and now states the percentage rent will be determined by subtracting base rent, utilities and cost of retail purchases from gross receipts and multiplying that difference by fifteen percent. Percentage rent is capped by the amount paid annually by the City to an independent contractor providing management to the museum and once the cap is met, the rent will resume to base rent plus utilities only.

Motion to approve the revised lease agreement to include the calculation of percentage rent made by M. French; second by S. Tolson. Vote carried unanimously in favor.

14. **INDEPENDENT CONTRACTOR AGREEMENT:** Motion to approve the independent contractor agreement between the City of Dawsonville and Cindy Elliott to serve as Director for the museum made by S. Tolson; second by J. Walden. Vote carried unanimously in favor.

ADJOURNMENT:

At 5:27 p.m. a motion to adjourn the meeting was made by M. French; second by J. Walden. Vote carried unanimously in favor.

Minutes approved at the February 1, 2021 City Council meeting.

By: CITY OF DAWSONVILLE

Mike Eason, Mayor

Attested: _____
Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7b

SUBJECT: APPROVE GEORGIA FUND 1 RESOLUTION

CITY COUNCIL MEETING DATE: 02/15/2021

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL OF USER CHANGES TO GEORGIA FUND 1 BY RESOLUTION:

- **TO ADD ROBIN GAZAWAY AS AN AUTHORIZED USER**
- **TO REMOVE HAYDEN WIGGINS AS AN AUTHORIZED USER (HIS USER ACCESS WAS DELETED AS OF 11/20/2020)**

HISTORY/ FACTS / ISSUES:

CITY MANAGER BOB BOLZ AND CITY CLERK BEVERLY BANISTER WILL ALSO REMAIN AS AUTHORIZED USERS

OPTIONS:

APPROVE, AMEND, DENY OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

For Customer Use:

I have an existing Acct. # _____
 This resolution is for:
 _____ New Account
 _____ Change to Existing Acct. # _____

For OTFS Use Only:

_____ Acct Approved _____ Auth Entered.
 _____ Audit _____ Wire Instructions
 _____ Addr Entered _____ Wire Templates
 Approval:
 _____ AD1 _____ AD2
 Res. form 2000A

GEORGIA FUND 1
(local government investment pool)
RESOLUTION TO AUTHORIZE INVESTMENT

WHEREAS, Ga. Code Ann. §§36-83-1 to 36-83-8 authorizes Georgia local governments and other authorized entities to invest funds through the local government investment pool, and
WHEREAS, from time to time it may be advantageous to the _____

_____ to deposit funds available for
 (Name of Local Government, Political Subdivision or State Agency)
 investment in Georgia Fund 1 (hereinafter referred to as the local government investment pool) as it may deem appropriate; and

WHEREAS, to provide for the safety of such funds deposited in the local government investment pool, investments are restricted to those enumerated by Ga. Code Ann. §36-83-8 under the direction of the State Depository Board, considering first the probable safety of capital and then the probable income to be derived; and *WHEREAS*, such deposits must first be duly authorized by the governing body of the local government or authorized entity and a certified copy of the resolution authorizing such investment filed with the Treasurer of the Office of the State Treasurer; and

WHEREAS, such resolution must name the official(s) authorized to make deposits or withdrawals of funds in the local government investment pool; and

WHEREAS, Ga. Code Ann. §36-83-8 requires a statement of the approximate cash flow requirements of the participating government pertaining to the funds to accompany the authorization to invest such funds at the time such deposits are duly authorized;

NOW, THEREFORE BE IT RESOLVED by the _____
 (Board, Council or other Governing Body)
 that funds of the _____ may be deposited from time to
 (Local Government, Political Subdivision, or State Agency)
 time in the manner prescribed by law and the applicable policies and procedures for the local government investment pool.

BE IT FURTHER RESOLVED THAT:

- Any one of the following individuals shall be authorized to deposit and/or withdraw funds from the local government investment pool on behalf of such government or other authorized entity (if a listed individual is employed by an entity other than the depositor, indicate employer):

Name, Title, (Employer, if applicable)	(Area Code) Phone Number
Email: _____	_____
_____	_____
Email: _____	_____
_____	_____
Email: _____	_____
_____	_____
Email: _____	_____
_____	_____

All withdrawals from the local government investment pool shall be wired to the following participant's demand deposit account: ***(Many banks have separate instructions for wires and ACH deposits. Please verify both sets of instructions with your bank and provide them below. This will ensure accurate delivery of your funds to the designated bank account).***

(For ACH) _____
 (Local Bank Name) (Account Title)

_____ (ABA Number) (Account Number) (City, State)

(For WIRE) _____
 (Local Bank Name) (Account Title)

_____ (ABA Number) (Account Number) (City, State)

(If applicable) Our local bank prefers to receive credit for wire transfers at the following **Correspondent Bank:**

(Bank Name) (City) (ABA Number) (Account Number)

Additional Bank Account (if applicable):

(For ACH) _____
(Local Bank Name) (Account Title)

(ABA Number) (Account Number) (City, State)

(For WIRE) _____
(Local Bank Name) (Account Title)

(ABA Number) (Account Number) (City, State)

Correspondent Bank (if applicable):

(Bank Name) (City) (ABA Number) (Account Number)

3. The local government investment pool monthly statements of account to:

(Attention)

(Address)

(City, State & Zip Code)

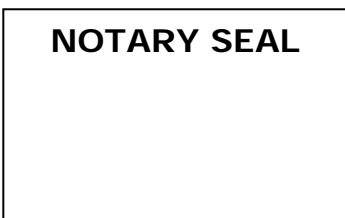
4. Changes in the above authorization shall be made by cancellation or replacement resolution delivered to the Office of the State Treasurer. Until such a replacement resolution is received by the Office of the State Treasurer, the above authorized individuals, local government demand account instructions and statement mailing address(es) shall remain in full force and effect.

5. The following schedule represents the period in which existing balances are currently expected to remain invested in the local government investment pool:

- _____ % 30 days or less;
- _____ % more than 30 days but less than 90 days;
- _____ % 90 days or longer.

100 %

Entered at _____, Georgia this _____ day of _____ 20__.



(Signature of Head of Governing Authority)

(Please Print or Type - Head of Governing Authority)

(Title)

Sworn to and subscribed before me this _____ day of _____ 20__.

(Notary Public)

Please complete and return an original copy to:

**Georgia Fund 1
Office of the State Treasurer
200 Piedmont Avenue
Suite 1204, West Tower
Atlanta, GA 30334-5527**

**Telephone: (404) 656-2993
Toll Free: (800) 222-6748
Fax: (404) 656-9048**

Georgia Fund 1 (local government investment pool) deposits are not guaranteed or insured by any bank, the Federal Deposit Insurance Corporation (FDIC), the Federal Reserve Board, the State of Georgia or any other agency.



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8

SUBJECT: **RECOGNITION OF NANCY STITES, DIRECTOR OF FAMILY CONNECTION**

CITY COUNCIL MEETING DATE: 02/15/2021

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 THE DIRECTOR OF FAMILY CONNECTION, NANCY STITES

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Stephen Tolson, Councilmember



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 9

SUBJECT: ZA-C2100098

CITY COUNCIL MEETING DATE: 02/15/2021

BUDGET INFORMATION: GL ACCOUNT # _____

- Funds Available from: _____ Annual Budget: _____ Capital Budget _____ Other _____
- Budget Amendment Request from Reserve: _____ Enterprise Fun: _____ General Fund
-

PURPOSE FOR REQUEST: VOTE

Tanco Investments, LLC has requested a zoning amendment for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North consisting of 4.09 acres from HB (Highway Business District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. **City Council for a decision on February 15, 2021.**

HISTORY/ FACTS / ISSUES:

- For background see Planning and Zoning letter dated December 30, 2020.
 - Planning Commission approved the requested zoning amendment with following condition:
 - 1.) Install privacy fence along the rear lot line 1 through 24. Exception will be no privacy fence required were adjoining property already has an existing privacy fence.
 - 2.) Install privacy fence along lot line 1 and 24 to shield view of back yard of Town Home from Highway 9.
 - 3.) Install split rail fence along open space fronting Highway 9 frontage.
 - 4.) Install brick, rock and hardie board façade front of all Town Homes. Entrance monument shall be the same rock and brick material.
 - 5.) Town Homes shall be a minimum of 1,500 square feet heated floor space, with the exception of lots 10, 11 and 12.
 - 6.) Install 8'ft to 10'ft tall evergreen trees within the 10'ft planted buffer on lots 1 through 12.
 - 7.) Install one each 2" to 2.5" caliper maple, crepe myrtle or oak trees with a root barrier on front of each lot.
 - 8.) Provide a landscape plan and include 3" caliper tree 25'ft on center to shield view of lot 1 Town Home exterior wall from Highway 9.
-

OPTIONS:

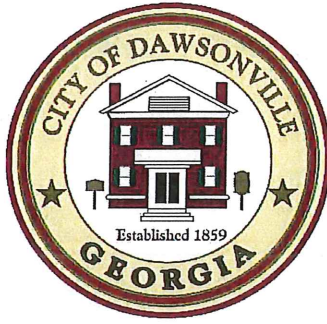
RECOMMENDED SAMPLE MOTION:

Approve, Deny or Postpone

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

12/30/2020

To: City of Dawsonville Planning Commission, Mayor and Council Members

From: David Picklesimer, Planning and Zoning Director

Reference: ZA-VA C2100098 Planning and Zoning Department Summary

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

BACKGROUND

1. Property is in Post 3 John Walden and Sue Theisen district.
2. The Finley tract was zoned COI (Commercial Office Institutional) prior to April 2001. Mayor and City Council rezoned the property to HB (Highway Business) ZA 01-16 on April 16, 2001.
3. The applicant previously submitted and withdrew ZA C2100085 due to conflict with adjoining property setbacks and GDOT entrance requirements.
4. The subject property adjoins City zoned R3 (Residential) on the west and LI (Light Industrial) on the north side. Subject property adjoins INST (Institutional) on the south side and HB (Highway Business) on the east side.
5. City water and sewer infrastructure is located on HWY 9N.
6. 2018 Dawsonville Comprehensive Plan shows these two parcels within a commercial character area.
7. Dawson County Emergency Services had no comments reference to VA C2100098.
8. The applicants request to reduce all of the center lot widths from 28ft to 22ft will still allow the units to meet the minimum heated space of 1200sqft. With the lot reduction widths, the lot size minimum square footage will exceed the minimum 2800sqft except for lot 11.

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: January 25, 2021

To: Mayor Mike Eason
& City of Dawsonville Council

Reference: **ZA/VA C2100098** Tanco Investments Town Home Development

Mr. Mayor and Council,

The City of Dawsonville Planning Commission held a public hearing on 1/11/2021. The applicant requested a zoning amendment of TMP D03 012 located at 315 HWY 9N and TMP D03 013 located at 373 HWY 9N consisting of 4.09 acres. The applicant requested to rezone the two parcels from HB (Highway Business) to R6 (Multiple-Family Residential District) 24-unit town homes with a density of 5.87 units per acre.

The Planning Commission approved the requested zoning amendment and submitted conceptual site plan on 1/11/21 with the following conditions:

1. Install privacy fence along the rear lot line 1-24. Exception will be no privacy fence required were adjoining property already has an existing privacy fence.
2. Install privacy fence along lot line 1 and 24 to shield view of back yard of Town Home from HWY 9.
3. Install split rail fence along open space fronting HWY 9 frontage.
4. Install brick, rock, and hardie board facade front of all Town Homes. Entrance monument shall be the same rock and brick material.
5. Town homes shall be minimum 1500sf heated floor space. Exception lots 10-12.
6. Install 8ft to 10ft tall evergreen trees within the 10ft planted buffer lots 1-12.
7. Install 1ea 2'' to 2.5'' caliper maple, crepe myrtle or oak trees with root barrier on front of each lot.
8. Provide a landscape plan and include 3'' caliper tree 25' on center to shield view of lot 1 Town Home exterior wall from HWY 9.

The Planning Commission approved the variance request to reduce lot widths from 28ft to 22ft on lots 2, 5, 8, 11, 14, 17, 20 and 23.


David Picklesimer
Planning Director



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

Zoning Amendment Application

Request # ZA- C210098 Condition/Stipulation Change

Original ZA # _____

Applicant Name(s): Tanco Investments, LLC

Address: PO Box 1885 City: Dawsonville Zip: 30534

Phone: 678-776-5059 Cell Phone: 678-776-5059

Signature(s) _____ Date _____

Property Address: 315 & 373 Highway 9 N

Directions to Property from City Hall: Hwy 53 N, right on Hwy 9 N, property is on left approx. 1,100'

Tax Map # _____ Parcel # D03 012 & D03 013 Current Zoning**: HB

Land Lot(s): 441 District: 4th Section: 1st

Subdivision Name: N/A Lot # _____

Acres: 4.09 Current Use of Property: Vacant (D03 012) and Residential (D03 013)

Has a past Request of Rezone of this property been made before? Yes If yes, provide ZA # 2A01-16 Finley

The applicant request:

Rezoning to zoning category: R-6 Special Use permit for: _____

Proposed use of property if rezoned is: Townhouse Development

If Residential: # of lots proposed 24 Minimum lot size proposed 2,036 s.f. (Include Conceptual Plan)

Is an Amenity area proposed no, if yes, what _____

If Commercial: Total Building area proposed _____ (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: Highway 9 Type of Surface: Asphalt

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

 Signature of Applicant

12/19/20
 Date

Office Use Only:	
Date Completed Application Rec'd <u>12/9/20</u>	Amount Paid \$ <u>1044.20</u> Check # <u>15059</u> /Cash
Date of Planning Commission Meeting: <u>11/11/21</u>	Dates Advertised: <u>12/23/20</u>
Date of City Council Meeting: <u>2/1/21</u>	Dates Advertised: <u>12/23/20</u>
Postponed: YES NO Date: _____	Rescheduled for next Meeting: _____
Approved by Planning Commission: <u>YES</u> NO	Approved by City Council: YES NO



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

**Zoning Amendment
 Authorization**

Property Owner Authorization

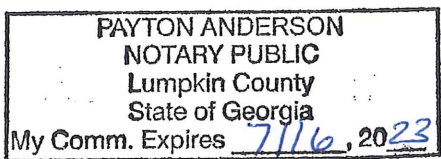
I / We Kathy C. Finley hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 315 Highway North Dawsonville, Ga. as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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 Kevin Tane / Tanco Investments
Signature of Applicant or Agent [Signature] Date 11/6/20
 Mailing Address P.O. Box 1885
 City Dawsonville State GA Zip 30534
 Telephone Number 678-276-5059

Printed Name of Owner(s) Kathy C. Finley
Signature of Owner(s) Kathy C. Finley Date 11/6/20
 Date _____

Sworn to and subscribed before me
 this 6 day of NOVEMBER 2020.
[Signature]
 Notary Public, State of Georgia



My Commission Expires: 7/16/23

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 Phone:
 (706) 265-3256

**Zoning Amendment
 Authorization**

Property Owner Authorization

I / We Ashley Talmadge hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 373 Hwy 9 N Dawsonville, GA 30534 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 rezoning 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 Kevan Tamm
Signature of Applicant or Agent [Signature] Date 12/9/20
 Mailing Address P.O. Box 1885
 City Dawsonville State GA Zip 30534
 Telephone Number 678-776-5059

Printed Name of Owner(s) Ashley Talmadge
Signature of Owner(s) Ashley Talmadge Date 12/8/2020
 Date _____

Sworn to and subscribed before me
 this 9th day of December 2020.

[Signature]
 Notary Public, State of Georgia
 My Commission Expires: 7/16/23

PAYTON ANDERSON
 NOTARY PUBLIC
 Lumpkin County
 State of Georgia
 My Comm. Expires 7/16, 2023

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 Phone:
 (706) 265-3256

**Zoning Amendment
 Adjacent Property Owners**

ZA# C2100098

TMP# D03 012 & D03 013

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

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

- TMP # D03 011 1. Name(s): Jeff Knudsen
 Address: 10 Maple Hill Drive
Dawsonville, GA 30534
- TMP # D03 011 012 2. Name(s): MHDR LLC
 Address: 10945 State Bridge Road, Suite 401-148
Dawsonville, GA 30534
- TMP # D03 011 011 3. Name(s): Rebecca Meeks & Gary Dewayne
 Address: 38 Maple Hill Drive
Dawsonville, GA 30534
- TMP # D03 011 010 4. Name(s): Robert Cumbo
 Address: 6250 Riley Road
Cumming, GA 30040
- TMP # D03 011 009 5. Name(s): Thomas Robershaw
 Address: 6 COCA
Foothill Ranch, CA 92610
- TMP # D03 011 008 6. Name(s): Gary Gravitt Jr. & Katelyn Seabolt
 Address: 80 Maple Hill Drive
Dawsonville, GA 30534
- TMP # 092B 013 116 7. Name(s): Rainhill Homeowners Association, Inc.
 Address: 4705 Leland Drive
Cumming, GA 30041
- TMP # 092B 013 066 8. Name(s): Rosa Somohano
 Address: 2526 W Rancho Laredo Drive
Phoeniz, AZ 85085

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

The applicant is responsible for mailing the Public Notice (prepared by the Planning Dept.) to each adjacent property owner via Certified Mail or pays the additional postage to the City to mail.



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

**Zoning Amendment
 Adjacent Property Owners**

ZA# C2160098

TMP# D03 012 & D03 013

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

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

TMP # 092B 011 1. Name(s): Helen Marie Harbin Lee
 Address: 500 Elmington Ave. #205
Nashville, TN 37205-2518

TMP # D03 014 2. Name(s): Helen Marie Harbin Lee
 Address: 500 Elmington Ave. #205
Nashville, TN 37205-2518

TMP # D03 011 007 3. Name(s): Julie Morgan & James Douglas
 Address: 91 Maple Hill Drive
Dawsonville, GA 30534

TMP # D03 025 4. Name(s): Dawson County Middle School
 Address: 332 Highway 9 N.
Dawsonville, GA 30534

TMP # D03 022 5. Name(s): State of Georgia
 Address: 1800 Century Place NE, Suite 400
Atlanta, GA 30345-4304

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

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

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

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

The applicant is responsible for mailing the Public Notice (prepared by the Planning Dept.) to each adjacent property owner via Certified Mail or pays the additional postage to the City to mail.



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

**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:

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning: _____



Signature of Applicant / Representative of Applicant



Date

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



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

**Zoning Amendment
 Notice of R-A Adjacency**

Notice of Residential-Agricultural District (R-A) Adjacency

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

Applicant Signature _____ *[Signature]* **Date** 12/19/20

Application Number: _____

Sworn to and subscribed before me
 this 9th day of December 2020.

[Signature]

 Notary Public, State of Georgia

My Commission Expires: 7/16/23

PAYTON ANDERSON
 NOTARY PUBLIC
 Lumpkin County
 State of Georgia
 My Comm. Expires 7/16, 2023

Notary Seal

City Council:
John Walden
Caleb Phillips
Stephen Tolson
Mark French



Michael Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

David Picklesimer
Planning Director

Stanislav Zaverukha
Permit Technician

Planning Commission:

Matt Fallstrom
Randy Davis
Clint Harper
Sue Theisen
Anna Tobolski

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Office (706)265-3256 Fax (706)265-4214
www.dawsonville.com

PUBLIC NOTICE

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

ZA-C2100098: Tanco Investments, LLC has requested a zoning amendment for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North consisting of 4.09 acres from HB (Highway Business District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

VA- C2100098: Tanco Investments, LLC has requested the following variances for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North for lot width on 2,5,8,11, 14, 17, 20 and 23 will be reduced from 28' feet to 22' wide. Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

ZA-C2100100: Saara Mariah Qureshi has requested a zoning amendment for Tract E of TMP 092B 0006 004 Located at LL 375 4th district consisting of 2.98 acres from R1 (restricted single-family residential district) to HB (Highway Business District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

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

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



December 8, 2020

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

RE: Letter of Intent – Rezoning Application for TMP D03 012 & D03 013

To whom it may concern:

Davis Engineering & Surveying, LLC has prepared the enclosed plan for Tanco Investments, LLC. This project is located off Highway 9 North within the City of Dawsonville Parcels D03 012 and D03 013. This 4.09 acre site is currently developed with two vacant buildings and a residence that are proposed to be demolished. The proposed development consists of the construction of (24) two-story triplex townhouses (1,260 S.F./unit) with concrete driveways. The development will have an asphalt road, concrete sidewalks, additional overflow parking, mail kiosk, stormwater management pond, and landscaping to meet City ordinance requirements. The development will require a driveway permit through the Georgia Department of Transportation. Sight distance has been verified at this location to meet the 390' GDOT requirement. The current zoning for this parcel is Highway Business District and the rezoning request is for R-6 Multiple-Family Residential District. The proposed density requested for this development is 5.87 units/acre.

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

Thank you,

A handwritten signature in blue ink that reads 'Rachel G. Burton'.

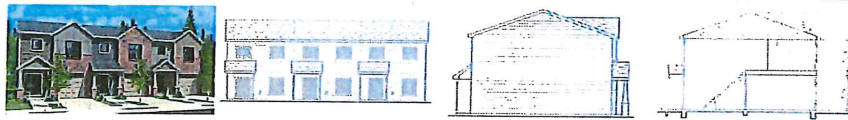
Rachel Burton, PLA

Search

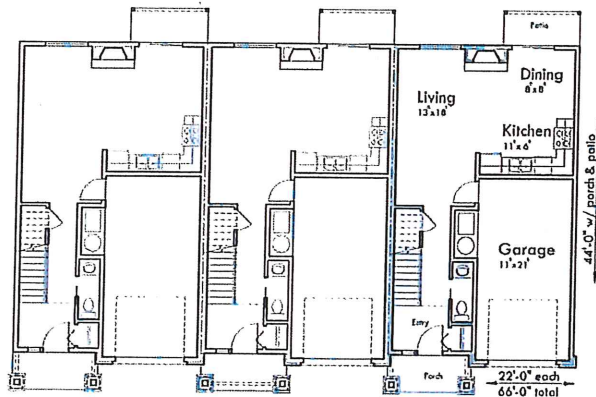
GO

Duplex Plans ((plans/type/3))	
3 & 4 Plex ((plans/type/12))	
5+ Units ((plans/type/13))	
House Plans ((plans/type/1))	
Garage Plans ((plans/type/5))	
About Us ((company))	
Sample Plan ((plans/plan/bid))	

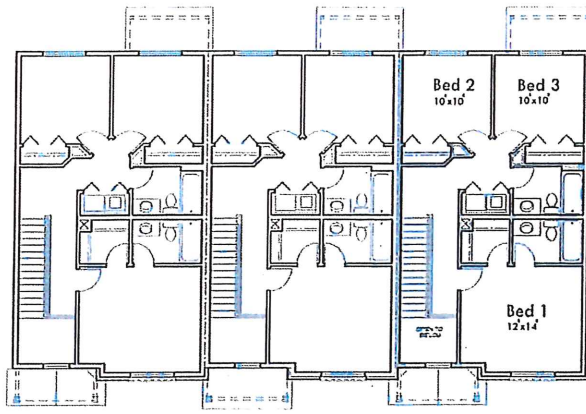
Triplex, Brownstone, Craftsman townhouse, T-419



Main Floor Plan



Upper Floor Plan



Plan T-419

Total sq. ft.:	1,260
Upper Floor sq. ft.:	540
Main Floor sq. ft.:	720
Bedrooms:	3
Bathrooms:	2.5
Garage Stalls:	1
Width:	66' 0"
Depth:	44' 0"
Ridge Height:	26' 3"
Foundations Available:	Slab

BUYING OPTIONS

PLAN PACKAGES

- PDF Study Set \$375.00
Includes Exterior Elevations and Floor Plans stamped 'Not for Construction' (full credit given toward upgraded package)
- PDF Bid Set \$975.00
Full PDF set stamped 'Not for Construction' (full credit given toward upgraded package)
- PDF Construction Set \$1,275.00
Digital PDF Set of Construction Documents w/ Single Build License. Package is best for fast electronic delivery and inexpensive local printing. (Site Address Required)
- Five Set Package \$1,375.00
Includes 5 printed sets and PDF Bid Set of Construction Documents w/ Single Build License.
- CAD File \$2,475.00
Full set of Construction Documents in AutoCAD. Perfect for modifications. (Includes Multiple Build License).

OPTIONS

(requires plan purchase)

Please select a package to see available options.

[Add to cart](#)

Phone orders call: 800-379-3828

Need help? Contact us (company)

[Customize this plan \(custom\)](#)

[Get a free quote! \(custom\)](#)

Triplex house plan, architectural features:

This triplex town house uses different materials to create three unique front elevations. The first one has horizontal siding with brick columns and brick three quarters high up the front wall, with modern hardie board siding in the front gables. The second elevation has more of a brownstone feel with brick all the way up on the front wall. And brick accented columns hold up the front shed porch. The third elevation is similar to the first except uses hardie shake siding in the gables.

Triplex house plan, first floor:

The main floor of this triplex has a small covered front porch. The entry has two story ceiling and is open to the stairway. At the rear of the plan there is a large great room with kitchen, dining, fireplace and sliding glass door going to a covered rear patio. The bottom floor also includes a half bath and coat closet. Also each unit has a one car garage.

Triplex house plan, second floor:

This three plex has 3 bedrooms and 2 bathrooms on the upper level. The master suite is in the front with its own bathroom and walk in closet. The second and third bedrooms face the rear and each share the second upstairs bathroom. The side by side washer and dryer are also upstairs in a closet.



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 10

SUBJECT: VA-C2100098

CITY COUNCIL MEETING DATE: 02/15/2021

BUDGET INFORMATION: GL ACCOUNT # _____

- Funds Available from: _____ Annual Budget: _____ Capital Budget _____ Other _____
- Budget Amendment Request from Reserve: _____ Enterprise Fun: _____ General Fund
-

PURPOSE FOR REQUEST: VOTE

Tanco Investments, LLC has requested the following variances for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North for lot width on 2, 5, 8, 11, 14, 17, 20 and 23 will be reduced from 28' feet to 22' wide. Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. **City Council for a decision on February 15, 2021.**

HISTORY/ FACTS / ISSUES:

- Dawson County Emergency Services has no comments reference to VA C2100098.
 - The applicants request to reduce all of the center lot widths from 28'ft to 22'ft will still allow the units to meet the minimum heated space of 1,200sqft. With the lot reduction widths, the lot size minimum square footage will exceed the minimum 2,800sqft except for Lot 11.
 - Planning Commission approved the variance to reduce lot widths from 28'ft to 22'ft on lots 2, 5, 8, 11, 14, 17, 20 and 23.
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

Approve, Deny or Postpone

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

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

Does This Proposal Qualify For A Variance?

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

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

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

Answer:

The property shape causes restrictions for the development to meet the minimum lot size width of 28' for some of the proposed townhouses once you account for necessary space for grading a road, sidewalks, and stormwater requirements for the development. Impacted lots as shown on the conceptual site plan are the center townhouse units for each building for the lot width of 22' rather than 28'. **lots**

2, 5, 8, 11, 14, 17, 20, 23

and,

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

Answer:

There are other townhouse developments near by that have reduced lot sizes to accommodate for such site restraints as this property presents.

and,

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

Answer:

The proposed development variance request would not require any special privilege for this applicant's property that are denied to other properties to our knowledge.

and,

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

Answer:

The proposed development will not be a negative impact to surrounding developments and will add value to surrounding property values.

and,

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

Answer:

No, the restrictions for the development are due to the shape of the property and ordinance requirements.

and,

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

Answer:

The reduction in lot width is the minimum request to allow for maximum lot density for the R-6 zoning district.

and,

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

Answer:

The variance would allow for intended uses for the zoning district.

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

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



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

**Property Owner
 Authorization**

VAR# 22100098 TMP# 003 012 Applicant's Name: Tenco Investments

Property Owner Authorization

I / We Kathy C. Finley hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 315 Highway 9 North, Dawsonville, Ga. as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action.

Printed Name of Owner Kathy C. Finley
 Signature of Owner Kathy C. Finley Date 11/6/20
 Mailing Address 118 Shoat Creek Court
 City Dawsonville State Ga. Zip 30534
 Telephone Number 706-974-9860

Sworn to and subscribed before me
 this 6th day of November 2020.

[Signature]
 Notary Public, State of Georgia

My Commission Expires: 7/16/23

PAYTON ANDERSON
 NOTARY PUBLIC
 Lumpkin County
 State of Georgia
 My Comm. Expires 7/16, 2023

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 have the additional sheet/sheets notarized also.)



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

**Property Owner
 Authorization**

VAR# CZ100098 TMP# D03-012 Applicant's Name: Tancy Investments

Property Owner Authorization

I / We Ashley Talmadge hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 373 Hwy 9N Dawsonville, GA 30534 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action.

Printed Name of Owner Ashley Talmadge
 Signature of Owner Ashley Talmadge Date 12/8/20
 Mailing Address 373 Hwy 9N
 City Dawsonville State GA Zip 30534
 Telephone Number 770 403 9504

Sworn to and subscribed before me
 this 8th day of December, 2020.

[Signature]
 Notary Public, State of Georgia

My Commission Expires: 7/16/23

PAYTON ANDERSON
 NOTARY PUBLIC
 Lumpkin County
 State of Georgia
 My Comm. Expires 7/16, 2023

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 have the additional sheet/sheets notarized also.)



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

Adjacent
Property Owners

VAR# 22100099 TMP# D03 012 & D03 013 Applicant's Name: Kevin Tanner/Tanco Investments, LLC

Adjacent Property Owners

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

- TMP # D03 011 1. Name(s): Jeff Knudsen
Address: 10 Maple Hill Drive
Dawsonville, GA 30534
- TMP # D03 011 012 2. Name(s): MHDR LLC
Address: 10945 State Bridge Road, Suite 401-148
Dawsonville, GA 30534
- TMP # D03 011 011 3. Name(s): Rebecca Meeks & Gary Dewayne
Address: 38 Maple Hill Drive
Dawsonville, GA 30534
- TMP # D03 011 010 4. Name(s): Robert Cumbo
Address: 6250 Riley Road
Cumming, GA 30040
- TMP # D03 011 009 5. Name(s): Thomas Robershaw
Address: 6 COCA
Foothill Ranch, CA 92610
- TMP # D03 011 008 6. Name(s): Gary Gravitt Jr. & Katelyn Seabolt
Address: 80 Maple Hill Drive
Dawsonville, GA 30534
- TMP # 092B 013 116 7. Name(s): Rainhill Homeowners Association, Inc.
Address: 4705 Leland Drive
Cumming, GA 30041
- TMP # 092B 013 066 8. Name(s): Rosa Somohano
Address: 2526 W Rancho Laredo Drive
Phoenix, AZ 85085
- TMP # 092B 011 9. Name(s): Helen Marie Harbin Lee
Address: 500 Elmington Ave. #205
Nashville, TN 37205-2518

Adjacent Property Owner notification of a variance request is required.



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

**Adjacent
Property Owners**

VAR# C2100098 TMP# D03 012 & D03 013 Applicant's Name: Kevin Tanner/Tanco Investments, LLC

Adjacent Property Owners

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

TMP # D03 014 1. Name(s): Helen Marie Harbin Lee
Address: 500 Elmington Ave. #205
Nashville, TN 37205-2518

TMP # D03 011 007 2. Name(s): Julie Morgan & James Douglas
Address: 91 Maple Hill Drive
Dawsonville, GA 30534

TMP # D03 025 3. Name(s): Dawson County Middle School
Address: 332 Highway 9 N.
Dawsonville, GA 30534

TMP # D03 022 4. Name(s): State of Georgia
Address: 1800 Century Place NE, Suite 400
Atlanta, GA 30345-4304

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

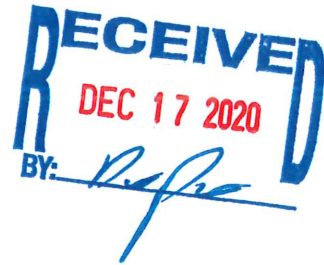
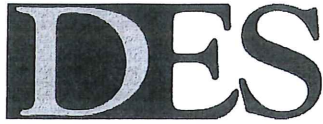
TMP # _____ 6. Name(s): _____
Address: _____

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

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

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

Adjacent Property Owner notification of a variance request is required.



December 16, 2020

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

RE: Letter of Intent – Variance Application for TMP D03 012 & D03 013

To whom it may concern:

Davis Engineering & Surveying, LLC has prepared the enclosed plan for Tanco Investments, LLC. This project is located off Highway 9 North within the City of Dawsonville Parcels D03 012 and D03 013. This 4.09 acre site is currently developed with two vacant buildings and a residence that are proposed to be demolished. The proposed development consists of the construction of (24) two-story triplex townhouses (1,260 S.F./unit) with concrete driveways. The development will have an asphalt road, concrete sidewalks, additional overflow parking, mail kiosk, stormwater management pond, and landscaping to meet City ordinance requirements. The development will require a driveway permit through the Georgia Department of Transportation. Sight distance has been verified at this location to meet the 390' GDOT requirement. The current zoning for this parcel is Highway Business District and the rezoning request is for R-6 Multiple-Family Residential District. The proposed density requested for this development is 5.87 units/acre.

There is one variance request associated with the proposed R-6 zoning:

1. Reduce the minimum lot size width from 28' to 22' for the center unit of each triplex townhouse. This variance request is for proposed lots 2, 5, 8, 11, 14, 17, 20, and 23.

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

Thank you,

Rachel Burton, PLA

REVISION	DATE	DESCRIPTION
1	10/22/20	CONCEPTUAL SITE PLAN
2	10/17/20	ADDRESS OIT COMMENTS
3	10/16/20	ADDRESS OIT COMMENTS

CONCEPTUAL SITE PLAN
 TOWNHOUSE DEVELOPMENT
 HIGHWAY 9 NORTH
 PARCEL: D03-013
 WITHIN DAWSONVILLE, GA CITY LIMITS

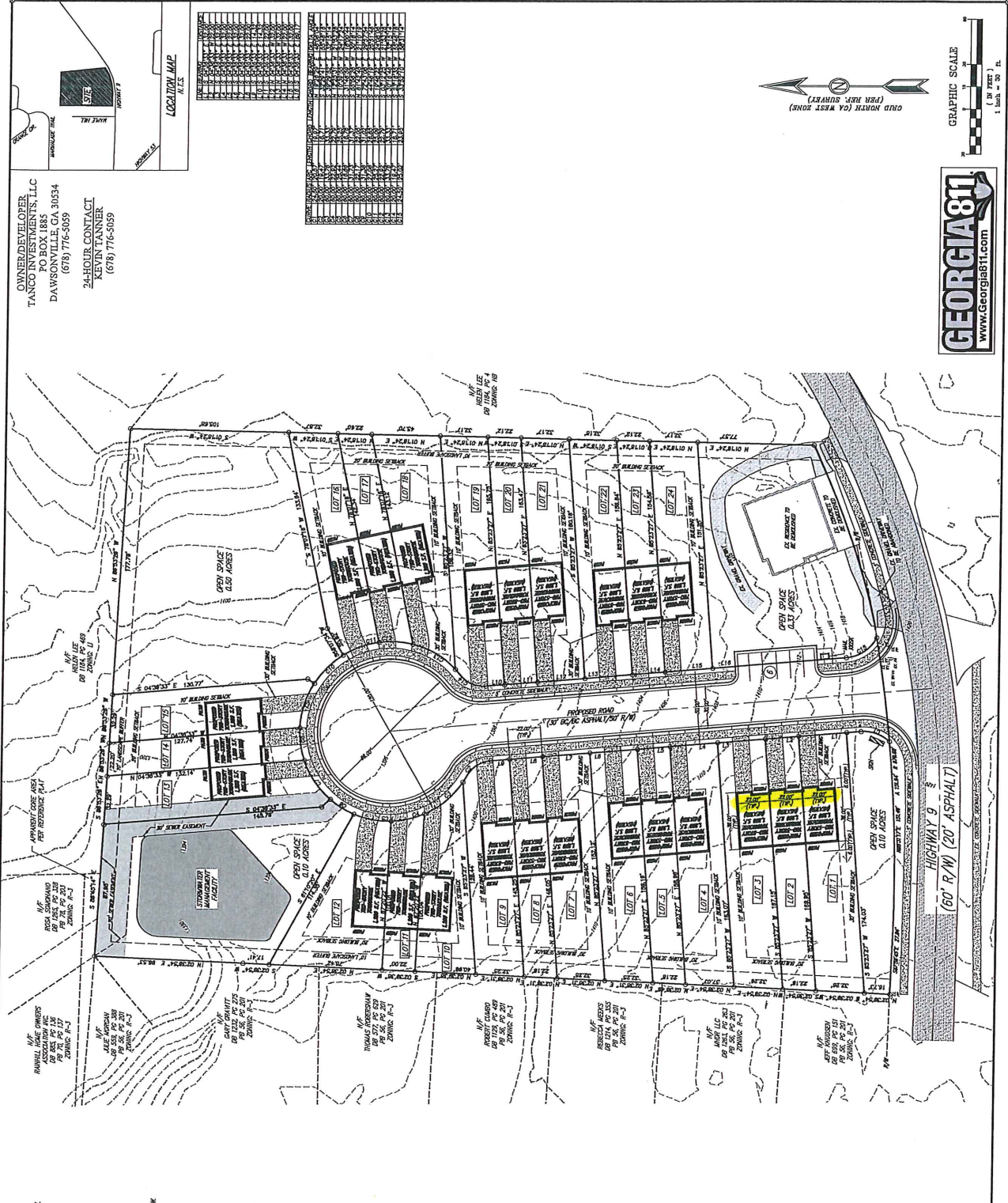
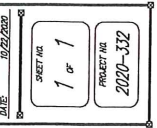
DATE	BY	DESCRIPTION
10/22/20	JD	CONCEPTUAL SITE PLAN
10/17/20	JD	ADDRESS OIT COMMENTS
10/16/20	JD	ADDRESS OIT COMMENTS

OWNER/DEVELOPER:
 TANCO INVESTMENTS, LLC
 PO BOX 1885
 DAWSONVILLE, GA 30034
 (678) 776-5059

24-HOUR CONTACT
 KEVIN TANNER
 (678) 776-5059

PROJECT NO: 2020-332
 SHEET NO: 1 of 1

DATE: 10/22/2020
 COUNTY: DAWSON
 CITY: DAWSONVILLE
 SECTION: 03
 PARCEL: D03-013
 JOB NO: 2020-332



PROJECT INFORMATION:
 THIS PROJECT IS BEING SUBMITTED TO THE CITY OF DAWSONVILLE FOR REVIEW AND APPROVAL. THE PROJECT IS BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF DAWSONVILLE. THE PROJECT IS BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF DAWSONVILLE. THE PROJECT IS BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF DAWSONVILLE.

LEGEND:

CS	CONCRETE SURFACE
AS	ASPHALT SURFACE
GR	GRAVEL SURFACE
GRASS	GRASS
WOOD	WOOD
ROCK	ROCK
WATER	WATER
...	...

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO INTERIOR FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO INTERIOR FACE UNLESS OTHERWISE NOTED.

IF ANY CONTRACT, AGREEMENT, OR ANY OTHER INSTRUMENTARY DOCUMENTS ARE REQUIRED, THESE SHOULD BE SUBMITTED TO THE CITY OF DAWSONVILLE FOR REVIEW AND APPROVAL. THE PROJECT IS BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF DAWSONVILLE. THE PROJECT IS BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF DAWSONVILLE.



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 11

SUBJECT: **ORDINANCE AMENDMENT- CONNECTION FEE FOR FIRE LINE**

CITY COUNCIL MEETING DATE: 02/15/2021

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 SECTION 2-110 TO PROVIDE FOR REVISED CONNECTION FEE FOR A WATER LINE FOR FIRE SUPPRESSION AND FIREFIGHTING; AND FOR OTHER PURPOSES.

FIRST READING: FEBRUARY 1, 2021

SECOND READING AND CONSIDERATION OF ADOPTION: FEBRUARY 15, 2021

HISTORY/ FACTS / ISSUES:

OPTIONS:

APPROVE, AMEND, DENY OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: David Picklesimer, Planning Director

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF
DAWSONVILLE, GEORGIA**

ORDINANCE NUMBER 01-2021

**AN ORDINANCE TO AMEND SECTION 2-110 TO PROVIDE FOR REVISED
CONNECTION FEE FOR A WATER LINE FOR FIRE SUPPRESSION AND
FIREFIGHTING; AND FOR OTHER PURPOSES.**

WHEREAS, the Charter of the City of Dawsonville authorizes the creation, ownership, and maintenance of a water utility and for the City to fix charges and rates therefore; and

WHEREAS, the Charter of the City of Dawsonville further authorizes the City to adopt regulations related to fire prevention and firefighting;

WHEREAS, there are instances where the necessary demand for the prevention and fighting of fire do not correspond to the normal and anticipated uses of water for a given business or establishment;

WHEREAS, the costs and expenses associated with certain infrastructure as currently assessed when the infrastructure is required for firefighting or suppression but not normal anticipated use of a business or establishment could be a deterrent to economic growth in the City of Dawsonville;

WHEREAS, the City of Dawsonville desires to promote and encourage responsible economic growth and business development, while maintaining appropriate and necessary firefighting infrastructure in place;

AND WHEREAS, the Mayor and City Council desire to amend the City water connection fees consistent with the above stated goals and consistent with the powers granted to the City in its Charter;

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

SECTION 1.

Section 2-110 of Chapter 2, Article IV of the Code of the City of Dawsonville, Georgia, is hereby amended by adding there to the following language to subsection (7) Water Service Connection Fees pursuant to § 14-23(a) of the Code of the City of Dawsonville Georgia:

14-23(a). Water service connection fees (times the number of connections desired):

2" through 8" (fire line only to be used in the event of a firefighting/fire suppression; unauthorized use requires payment of standard connection fee)	\$3,500.00
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SECTION 2.

Nothing contained herein shall prevent the assessment of the minimum monthly service charge otherwise called for pursuant to the Code of the City of Dawsonville regardless of whether the connection is utilized in a given month.

SECTION 3.

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

SECTION 4.

This ordinance shall become effective upon passage hereof, the public good demanding it.

SO ADOPTED AND ORDAINED by the City Council of Dawsonville, Georgia, this _____ day of _____, 2021.

MAYOR AND DAWSONVILLE CITY COUNCIL

Mike Eason, Mayor

Caleb Phillips, Council Member Post 1

Stephen Tolson, Council Member Post 2

John Walden, Council Member Post 3

ATTESTED TO BY:

Mark French, Council Member Post 4

Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12

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

CITY COUNCIL MEETING DATE: 02/15/2021

BUDGET INFORMATION: GL ACCOUNT # _____ NA _____

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

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

PURPOSE FOR REQUEST:

TO PROVIDE PROJECT UPDATES

HISTORY/ FACTS / ISSUES:

SEE ATTACHED OUTLINE

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

CITY MANAGER'S REPORT – FEBRUARY 10, 2021
FOR CITY COUNCIL MEETING FEBRUARY 15, 2021

COVID: COVID numbers are IMPROVING, staff continue our pandemic protocol and modified behavior. We recommend shutting down City Hall at least through the end of February. The Design Guidelines Committee will not meet in person February but have been assigned by Joe Rothwell of GMRC homework to do and submit online. All recent Council and Commission meetings have been held virtually and recommend continuing in that manner. Currently no staff are on quarantine or dealing with the virus.

Atlanta Motorsports Park Cited for Violation of Sound Stipulations: With multiple citations issued to AMP for violation of their sound stipulations in October and November, their CEO has been in contact with City Solicitor Howell. This will come to City Court February 18th.

Winter Storm Warnings: This time of year, we continue to be vigilant and always prepared for winter weather. One Winter Warning Storm Warning so far this report period. Public Works personnel did a great job keeping an eye on the roads and scraping some stubborn areas

GRHOF/DHM: The DHM had ultra-success private and public unveilings of the new Chase Elliott exhibit, and it looks great. However, the entire facility looks the best it has in years. Director Elliott continues to do a superb job making small and large improvements to this Dawsonville gem.

Test Manhole Project at Gold Creek Foods: SCADA is being installed at this writing. Then it will be added to the computer that sends pages to identified cell phones. By the week of February 22nd, this facility should be 100% live.

SPLOST VII: Research, planning and negotiations continue.

Refurbish of Burt Creek/Water Tower #2: On February 10th, Turnipseed Engineers held the pre-construction meeting for the Burt Creek Water Tower refurbish. The contractor has been given the notice to proceed effective February 22nd and estimates 8 – 10 weeks construction time depending on what weather Mother Nature provides. This ensures the work is complete and the tank refilled before hot weather sets in. Before the 22nd, city personnel will advise the HOA's of Burts Crossing 1 and 2, the Sheriff's Department, and LCG who is accessing portions of Thunder Road from that area of the work. There will be some noise at times from a large air compressor and generators. The contractor is aware that Sunday work is prohibited. Gary Barr as a contractor will be working with city personnel to supervise the project.

Paving Repairs to Main Street, Memory Lane & Jack Heard Street: Turnipseed is finalizing the bid documents for advertisement for the paving of Main Street, Jack Heard and Memory Lane as we want to

pave these at the same time if funding will be adequate. The only missing piece of the puzzle is the hydrology study for Jack Heard. COVID impacted surveying staff slowing the package preparation up. It should be completed soon and the packet ready for seeking bids. Preliminary bids indicate \$52,500 for Main Street, \$144,000 for Memory Lane, and \$47,000 for Jack Heard. The Memory Lane estimate does not include paving of the dog park parking area or the culvert expansion along Jack Heard. However, Lamar Rogers with GBT is concerned that the culvert expansion at Jack Heard could be very expensive, maybe \$30,000+, we will know more once the hydrology study is complete. We have \$162,000 in SPLOST VI to go toward these projects. We will see how the bids come out. I anticipate GBT having the bids ready to go out before the middle of February.

Sidewalks: The sidewalk bid documents are complete and ready to bid out. We will be advertising these for bid in the immediate future.

Main Street Park: Progress continues as we work to increase the amenities and operation of this wonderful addition to the city, including:

- The dog park has fencing and dog waste stations. We continue working with our Eagle Scout candidate for move this project along.
- Staff met with county Public Works Director David McKee to discuss the trail to the library. He advised all they need for the IGA to proceed is an engineered drawing of the bridge, not the entire trail. GBT is preparing an engineered drawing for us.
- We met with the statewide contract vendor for fitness trail equipment and picnic shelters. We hope to have cost information for a recommendation to bring to the City Council and Mayor soon. Staff are visiting nearby sites where these facilities are already in place.
- Staff met with other vendors to discuss picnic shelter construction.
- We are beginning research regarding modular skate parks for possible consideration as a future park

Bee City: We are working with the Women's Club to get the Bee City signs to be erected as people travel into our county. GDOT does not allow erection of these signs on state ROW. Public Works is identifying where they can be located on city ROW, near our city limit signs.

Moonshine Festival: The Lesson Learned session was held on February 3rd and went very well. Several good suggestions were made by both sides. Participants included, from Kare for Kids – Rhonda Goodwin, Tiffany Buchan, Tom French, and Angela Harbin. From the city – Mayor Mike Eason, CM Caleb Phillips, Trampas Hansard, Sara Beacham and Bob Bolz.

Water-Sewer Capital Issues: Staff from Utilities, Public Works, Finance and Planning/Zoning met with Lamar Rogers on February 10th to discuss several priority issues. The most critical is moving forward with the wastewater treatment plan. Staff will be presenting some options in the immediate future to get this project jump started.

Personnel:

- Please join me in welcoming to our team our new Finance Administrator Robin Gazaway. She has a bachelor's degree in Accounting, an MBA, her CPA, and 35 years of combined experience,

15 as Financial Director of a county. What made her stand out the most is her government accounting experience. She served 12 years as the Finance Director for Union County. While with Union County, she even managed an enterprise fund for the golf course they operate, and she foresaw the 2008 collapse of the economy and adjusted. Robin worked an additional three years as the Chief Financial Officer/Finance Director for Fanning County and brought that county their first clean audit ever. She has been getting her feet wet this week, meet staff, learning our operation, studying revenue controls, and familiarizing herself with budgets. She and Hayden Wiggins will meet February 13th for some training. We are excited to have Robin on our team and look for great things from her.

- We received 14 applications in three rounds of advertising and scheduled ten interviews for February 8 and 9 for the Equipment Operator position that has been vacant since Clay Moss promoted to Planning and Zoning. A panel consist of myself, Trampas, Steven and Donna conducted these interviews and the top two candidates were invited back for a second interview. We hope to decide by week's end with an offer made to the top ranked candidate.
- The Utility Department is still down one staff member and we are working to rectify that in the next few weeks.
- We are moving forward with GMA recommendations.

Leak Adjustments

DATE	NAME	WATER	SEWER	TOTAL	
1/26/2021	M FALLSTROM	53.04	89.94	142.98	Repaired Toilet Leak
1/26/2021	D FLAIR	56.69	88.53	145.22	Repaired Toilet Leak
2/5/2021	S GRABOWSKI	0	43.85	43.85	Underground leak outside house
2/5/2021	A VAUGHTERS	1001.22	0	1001.22	Leak on customer side of meter



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

SUBJECT: STAFF REPORT: FINANCE ADMINISTRATOR

CITY COUNCIL MEETING DATE: 02/15/2021

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 JANUARY 31, 2021

HISTORY/ FACTS / ISSUES:

SEE ATTACHED FINANCIAL REPORTS

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Administrator

CITY OF DAWSONVILLE, GEORGIA

GENERAL FUND

July 1, 2020 - January 31, 2021

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>	0.58
REVENUES				
Taxes	\$ 1,235,050	\$ 1,176,653	95.27%	
Licenses and permits	115,975	115,583	99.66%	
Intergovernmental revenues	25,000	134,020	536.08%	
Fees	269,200	67,259	24.98%	
Other	234,473	49,293	21.02%	
	<u>1,879,698</u>	<u>1,542,808</u>	<u>82.08%</u>	
EXPENDITURES				
Department:				
Council	99,215	59,529	60.00%	
Mayor	21,380	10,569	49.43%	
Elections	-	-	0.00%	
Administration	739,865	480,894	65.00%	
City Hall building	118,000	86,417	73.23%	
Animal control	1,500	143	9.53%	
Roads	537,517	384,423	71.52%	
Parks	47,000	573,227	1219.63%	
Planning and zoning	285,721	174,235	60.98%	
Economic development	29,500	32,000	108.47%	
	<u>1,879,698</u>	<u>1,801,437</u>	<u>95.84%</u>	
TOTAL REVENUES OVER EXPENDITURES		(258,629)		
Transfer in From Reserves		<u>258,629</u>		
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>		

CITY OF DAWSONVILLE, GEORGIA
WATER, SEWER, AND GARBAGE FUND
July 1, 2020 - January 31, 2021

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 680,000	\$ 444,558	65.38%
Sewer fees	794,000	515,424	64.91%
Garbage fees	203,500	130,091	63.93%
Miscellaneous	<u>205,310</u>	<u>168,268</u>	<u>81.96%</u>
Total revenues	<u>1,882,810</u>	<u>1,258,341</u>	<u>66.83%</u>
EXPENDITURES			
Depreciation	574,000	240,926	41.97%
Garbage service	212,000	122,684	57.87%
Group insurance	85,056	52,607	61.85%
Insurance	38,200	13,439	35.18%
Interest	87,450	51,042	58.37%
Payroll taxes	22,752	14,550	63.95%
Professional	98,000	109,012	111.24%
Miscellaneous	52,500	28,621	54.52%
Repairs/supplies	187,500	113,923	60.76%
Retirement	17,000	14,179	83.41%
Salaries	297,402	192,367	64.68%
Technical services	66,000	52,841	80.06%
Utilities	<u>144,950</u>	<u>79,429</u>	<u>54.80%</u>
Total expenditures	<u>1,882,810</u>	<u>1,085,620</u>	<u>57.66%</u>
INCOME (LOSS)		<u><u>172,721</u></u>	

CITY OF DAWSONVILLE, GEORGIA

SPLOST

July 1, 2020 - January 31, 2021

SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	1,062,750	934,509	87.93%
Interest	2,000	272	13.60%
Other	-	-	0.00%
Total revenues	<u>1,064,750</u>	<u>934,781</u>	<u>87.79%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	680,000	692,341	101.81%
Roads and sidewalks	375,750	74,733	19.89%
Public works equipment - roads	-	-	0.00%
Sewer projects	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	9,000	5,285	58.72%
Parks and recreation	-	-	0.00%
Total expenditures	<u>1,064,750</u>	<u>772,359</u>	<u>72.54%</u>
TOTAL REVENUES OVER EXPENDITURES		162,422	
Transfer in From Reserves		<u>-</u>	
NET CHANGE IN FUND BALANCE		<u><u>162,422</u></u>	