



**CITY OF DAHLONEGA**  
**City Council Special Called Meeting Agenda**  
October 19, 2020 4:00 PM  
Gary McCullough Chambers, Dahlonega City Hall

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

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CALL TO ORDER AND WELCOME

APPROVAL OF AGENDA

NEW BUSINESS

1. Resolution LWCF 2020  
Kevin Herrit, Community Development Director
2. Final Plat for The Gables at Wimpy Mill  
Kevin Herrit, Community Development Director

ADJOURNMENT

**RESOLUTION 2020-15**

**A RESOLUTION TO APPROVE FUNDING BY THE DEPARTMENT OF NATURAL RESOURCES TO PROVIDE ADDITIONAL FUNDING FOR RESTROOMS AT WIMPY MILL PICNIC AREA AND A TRAIL EXPANSTION ALONG YAHOOOLA CREEK.**

**WHEREAS**, at the special called meeting of the City Council of the City of Dahlonega, Georgia, held on October 19, 2020, a motion was made and duly seconded that the City of Dahlonega submit a pre-application for funding under the federal program known as the Land and Water Conservation Fund (“LWCF”) for the purpose of providing additional funding for restrooms at Wimpy Mill Picnic Area and a trail expansion along Yahooola Creek; and

**WHEREAS**, eligible applicants (as well as pre-applicants) are Qualified Local Governments as determined by the Georgia Department of Community Affairs; and

**WHEREAS**, the LWCF grant if awarded requires the Qualified Local Government to whom the grant is awarded to provide fifty percent matching funds.

**NOW THEREFORE**, the City of Dahlonega further agrees that in the event that the City of Dahlonega’s pre-application is recommended for funding by the Department of Natural Resources, the City of Dahlonega certifies and assures that it has the ability and intention to finance their 50 percent of the total project cost and will move forward with due diligence to prepare, or have prepared, appropriate documentation required for a formal LWCF application.

It is so resolved this \_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Sam Norton, Mayor

Attest:

\_\_\_\_\_  
Mary Csukas, City Clerk



# CITY COUNCIL AGENDA REPORT

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**DATE:** October 19, 2020  
**TITLE:** Final Plat for The Gables at Wimpy Mill  
**PRESENTED BY:** Kevin Herrit, Community Development Director

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**AGENDA ITEM DESCRIPTION:**

A subdivision of property at parcel D09 037 off Wimpy Mill Road. The parcel will be subdivided into seven lots 6 of which will be designed for a six unit pod of Townhouses fronting along Wimpy Mill Road.

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**HISTORY/PAST ACTION:**

This lot was previously approved for development in 2001 and is exempt of the Watershed Protection Ordinance.

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**FINANCIAL IMPACT:**

None

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**RECOMMENDATION:**

Recommend Approval

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**SUGGESTED MOTIONS:**

Approval of Final Plat as presented.

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**ATTACHMENTS:**

Final Plat of The Gables at Wimpy Mill.

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### SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 69,054 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 293,654 FEET.
3. EQUIPMENT USED: TOPCON GPT 3002W 2" FOR ANGULAR AND LINEAR MEASUREMENTS
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
5. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT OCGA 15-6-67.
6. BY GRAPHICALLY SCALING, THIS PROPERTY IS NOT LOCATED IN 100 YEAR FLOOD ZONE, REFERENCE MAP : FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 13057 C0170D, DATED 9/29/2006.

### Owners Acknowledgement and Declaration to read as follows:

(STATE OF GEORGIA)  
(LUMPKIN COUNTY)  
The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, street rights-of-way, sanitary sewers and appurtenances, sanitary sewer easements, potable water mains and appurtenances, potable water easements, storm drains and appurtenances within street rights-of-way, and other public facilities and appurtenances thereon shown for the purposes therein expressed.

Owner \_\_\_\_\_ Date \_\_\_\_\_

### Final Plat Approval to read as follows:

This subdivision has been reviewed by the Planning Commission and the City and found to be in compliance with Zoning Ordinance, Development Regulations and Subdivision Regulations. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations.

Mayor \_\_\_\_\_

Date \_\_\_\_\_

Community Development Director \_\_\_\_\_

Date \_\_\_\_\_

### LEGEND

- AIF.....ANGLE IRON FOUND
- BSL.....BUILDING SETBACK LINE
- CMF.....CONCRETE MONUMENT FOUND
- CMP.....CORRUGATED METAL PIPE
- CPN.....CONTROL POINT NUMBER
- CPP.....CORRUGATED PLASTIC PIPE
- DI.....DROP INLET
- DB,PG.....DEED BOOK, PAGE
- EL.....ELEVATION
- EX.....EXISTING
- FH.....FIRE HYDRANT
- GW.....GUY WIRE
- HW.....HEAD WALL
- IPF.....IRON PIN FOUND
- IPS.....IRON PIN SET (5/8" REBAR)
- LL.....LAND LOT
- LLL.....LAND LOT LINE
- MH.....MANHOLE
- MP.....METAL PIPE
- N/F.....NOW OR FORMERLY
- OTP.....OPEN TOP PIPE
- P.....POWER LINE
- P/C.....PROPERTY CORNER
- P/L.....PROPERTY LINE
- PB,PG.....PLAT BOOK, PAGE
- POB.....POINT OF BEGINNING
- PP.....POWER POLE
- PVC.....POLYVINYL CHLORIDE
- RSL.....REAR SETBACK LINE
- RCP.....REINFORCED CONCRETE PIPE
- R/W.....RIGHT-OF-WAY
- SS.....SANITARY SEWER
- SSL.....SIDE SETBACK LINE
- STA.....STATION
- STR.....STRUCTURE
- WM.....WATER METER
- WV.....WATER VALVE

RESERVED FOR RECORDING INFORMATION

BASIS OF BEARING  
REFERENCE PLAT #1  
MAGNETIC FROM REF. PLAT

N/F RONNY PHILLIPS  
TAX MAP D-09 PARCEL  
022  
Zoned B-1

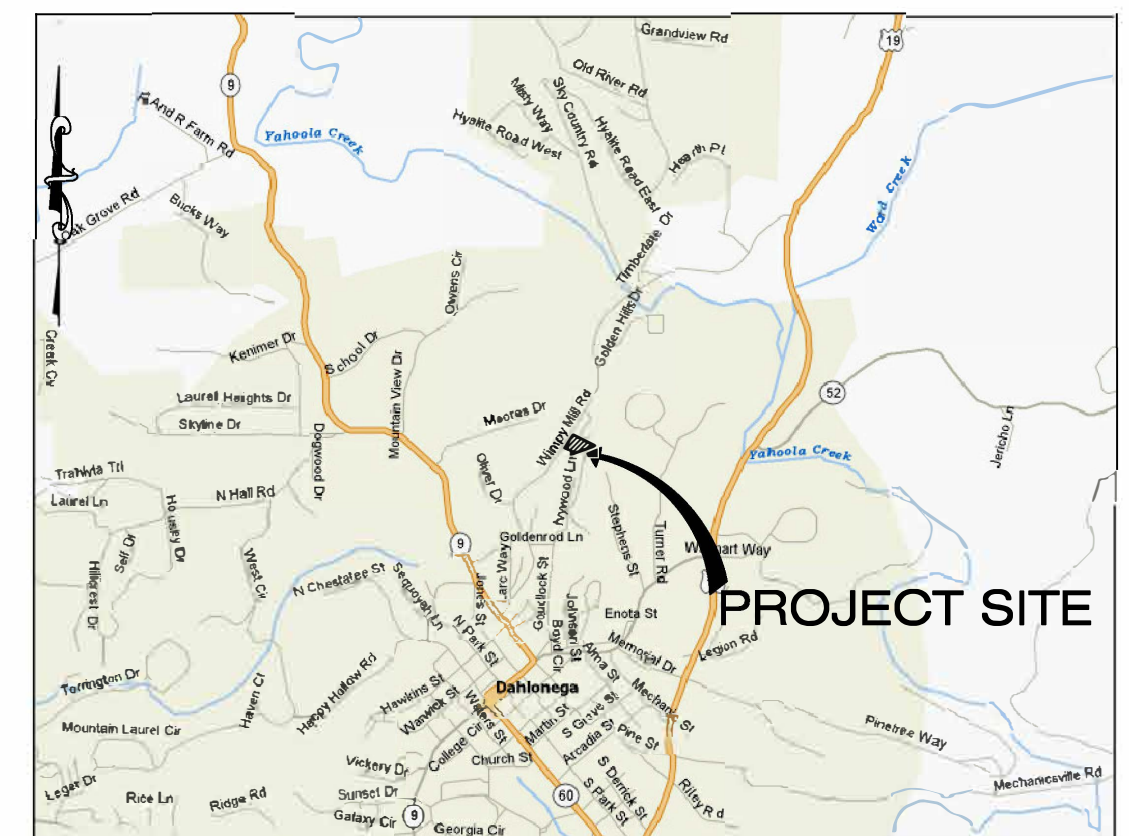
N/F CITY OF DAHLONEGA  
TAX MAP D-09 PARCEL  
021  
Zoned CP

1. Zoning District = R-2
2. Setbacks  
Front 35'  
Rear 25' for Townhouses and condominiums  
Side 15'
3. Minimum Lot Width 20' for Townhouse and Condominiums
4. Minimum Lot Size 2000 SF for Townhouses and Condominiums
5. Minimum SF per Dwelling Unit 1000SF
6. Minimum Dwelling Units per Acre 5.5  
Allowable Units 6.6  
Proposed Units 6
7. Parking required per Townhome 1 per Unit  
Parking provided 12 spaces
8. Lot 1 is designated as NOT A BUILDABLE LOT

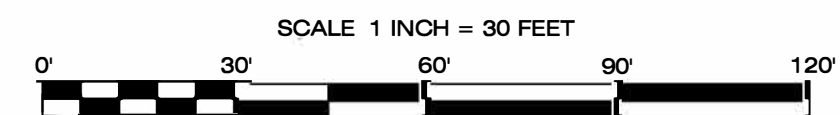
### SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for professional surveyors as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Sherrill



PROJECT SITE



FINAL SUBDIVISION PLAT FOR

## The Gables at Wimpy Mill

Charles Martin

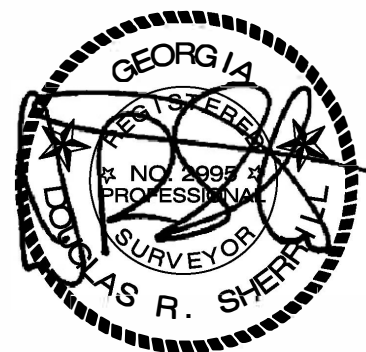
Located In:  
Land Lots 852 & 983 - 12th District - 1st Section  
City of Dahlonega  
Lumpkin County, Georgia

Sheet No.

1 of 1



LAND SURVEYING AND PLANNING  
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75 Elliott rd. Suite 300  
Dawsonville, Georgia 30533  
Office: 706.300.7178  
www.LDPofga.com  
doug@ldpofga.com  
LSF001192



Revision Number	Date:	Description:	Date:
	5/19/2020		FIELD CREW: DRS
			DRAWN BY: CHH
			DWG FILE: MARTIN
			Field Date: MARCH 2006
			Job #: 2006
			Checked By: DRS
			Field Book: TDS Recon