



# CITY OF DAHLONEGA

## Council Meeting - Amended Agenda

August 01, 2022, 6:00 PM

Gary McCullough Chambers, Dahlonaga 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.

Vision - To be an open, honest, and responsive city, balancing preservation, and growth, and delivering quality services fairly and equitably by being good stewards of Dahlonaga's resources.

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### CALL TO ORDER AND WELCOME

### PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

### APPROVAL OF AGENDA

### PUBLIC COMMENT – PLEASE LIMIT TO THREE MINUTES

### APPROVAL OF MINUTES -

- a. City Council Meeting Minutes, July 5, 2022  
Danna Foster, Assistant City Clerk
- b. Council Work Session Minutes of July 18, 2022  
Danna Foster, Assistant City Clerk
- c. City Council Public Hearing Minutes, July 18, 2022  
Danna Foster, Assistant City Clerk

### APPOINTMENT/RECOGNITION

### ORDINANCE AND RESOLUTION:

- 1. Ordinance 2022-08: Ordinance to provide for the annexation of property located at 1089 Calhoun Road  
Doug Parks, City Attorney
- 2. Ordinance 2022-11: Ordinance to change a portion of the existing PUD for Crown Mountain Overlook from Multi-Family to Single-Family  
Doug Parks, City Attorney

### ANNOUNCEMENT/CITY REPORTS:

- 3. Crosswalk Safety Program  
Stacy Jarrard, Lumpkin County Sheriff
- 4. Morrison Moore Pedestrian Bridge & Sidewalk (GDOT PI 0016629) Public Outreach  
Mark Buchanan, City Engineer

### OLD BUSINESS:

- 5. Local Option Sales Tax - Joint Agreement Discussion  
JoAnne Taylor, Mayor

### NEW BUSINESS:

### COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments  
City Manager Comments  
City Attorney Comments  
City Council Comments  
Mayor Comments

ADJOURNMENT



## CITY OF DAHLONEGA Council Meeting Minutes

July 05, 2022, 6:00 PM

Gary McCullough Chambers, Dahlonaga City Hall

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### PRESENT

Mayor JoAnne Taylor  
Councilmember Ron Larson  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Absent:  
Councilmember Lance Bagley  
Councilmember Roman Gaddis

### CALL TO ORDER AND WELCOME

Mayor called the meeting to order at 6 pm and thanked members of the audience for attending.

### PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Councilmember Ariemma was asked to lead the pledge. The Mayor asked for a moment of silent prayer to heal the divides in our country.

### APPROVAL OF AGENDA

Mayor asked for a motion to move item 6 to another agenda.

Motion made by Councilmember Larson, Seconded by Councilmember Ariemma.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley

### PUBLIC COMMENT – PLEASE LIMIT TO THREE MINUTES

Mayor read a letter submitted to her from another citizen: The letter from Shirley Pruitt Carlisle stated, "Dear City Councilmembers, I am writing to express my concerns regarding nighttime ghost tours being conducted within the Mt. Hope Cemetery by a local business in Dahlonaga. I was born and raised in Dahlonaga. I have family living in Dahlonaga and visit whenever I can. I try as much as possible, living out of state, to remain engaged with the community and support Mt. Hope Cemetery's preservation efforts. My grandparents, Jacob M Pruitt and Olivia Anderson Pruitt are buried there. Their son and my uncle Walter Lee Pruitt served in World War I. He died in France in the 1918 pandemic and was buried in France. In 1922, his family, Mike Lanier, had him reinterred at Mt. Hope to have him close at hand and surrounded by his family. It was that important to them. I believe that the cemetery should not be used as a commercial endeavor in this fashion. Mt. Hope Cemetery is not a place of entertainment. It is the final resting place of our

ancestors and loved ones and should be a place of dignity and respect. Commercial operations should not be allowed past the stated visiting hours. I trust that Dahlonaga City Council will make a fair decision and put an end to commercial tours at night. Please treat this cemetery as you would your family's final resting place to be treated with sovereign reverence and respect. Sincerely, Shirley Pruitt Carlisle."

Mr. Terry Grizzle introduced himself as a cemetery committee member and thanked the Council for allowing him to serve in that capacity and for allowing him to speak. Mr. Grizzle feels this is a considerable liability risk and should not be taken lightly. He reminded Council that all plots and headstones are private property, and it is the City's responsibility to prevent accidental damage by vandalism. He feels this is in poor taste. He asked who would enforce the rules set by the special permit, the consequences, and who would be responsible for the damage. He is against the tours in Mt. Hope Cemetery. Mr. Grizzle wants to preserve the respect and honor of those buried.

Chris Worick introduced himself as the chair of the cemetery committee. Mr. Worick is opposed to allowing visitors into Mt. Hope Cemetery past the regular visiting hours. Mr. Worick discussed respect for those buried, safety and security, and vandalism.

An unidentified third Gentleman favors allowing the tours in the cemetery to promote tourism downtown. His impression is that the tours are done respectfully, and he hopes the Council supports entrepreneurial businesses. It gives people a reason to come downtown.

Ms. Penny Sharpe introduced herself as the owner of Dahlonaga Walking Tours. She thanked the Council for hearing her request to amend the current special permit. She explained the history of her tours and the tour section involving Mt. Hope Cemetery. Her concerns involve the portion of the permit she currently holds that requires her to have the tour no later than 30 minutes after sunset.

#### APPROVAL OF MINUTES

- a. City Council Meeting Minutes June 6, 2022, Danna Foster, Assistant City Clerk
- b. Council Work Session Minutes June 20, 2022, Danna Foster, Assistant City Clerk
- c. City Council Special Called Meeting Minutes, June 20, 2022, Danna Foster, Assistant City Clerk

Mayor Taylor identified each meeting's minutes and called for a motion to approve all minutes. Motion made by Councilmember Ariemma to approve all three, Seconded by Councilmember Reagin.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley

#### APPOINTMENT/RECOGNITION

1. Officer Recognition- Christopher Weeks, George Albert, Chief of Police  
Mayor Taylor read the recognition of Officer Weeks, highlighting the recovery of a stolen \$1500 bicycle and a citizen contact that aided the LCSO in recovering over \$5,000.00 of

jewelry and a stolen gun. These items were returned to their rightful owners. Chief Albert also reported to Council Officer Weeks' involvement with a visitor whose car broke down that he assisted by getting them to the auto parts store. Chief Albert also spoke to Officer Weeks' heart for serving and commended him for his service. A photo opportunity was taken.

#### ORDINANCE AND RESOLUTION:

2. Resolution 2022-11 - Authorization to Use Purchase Card Program, Allison Martin, Finance Director

Mayor Taylor introduced the item. Director Martin directed that there were no changes since the Work Session.

Motion made by Councilmember Ariemma to approve, Seconded by Councilmember Reagin. Mayor discussed that these cards would make travel much more manageable.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley

3. Resolution 2022-12 - Resolution to Authorize Changes to Georgia Fund 1 Authorized Users, Allison Martin, Finance Director

Director Martin explained this was correcting a clerical issue.

Motion made by Councilmember Shirley to approve, Seconded by Councilmember Larson. Mayor discussed that these cards would make travel much more manageable.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley

4. Ordinance 2022-09: State Standards Adoption for Construction, Doug Parks, City Attorney

Mayor Taylor introduced the item. City Attorney Parks presented that the city routinely updates current building codes to give the city building inspector a foundation.

Mayor Taylor called for a motion.

Motion made by Councilmember Shirley to approve, Seconded by Councilmember Ariemma.

Administrator Kinley explained the codes are generally updated annually by the ICC. Georgia adopts the codes every three years based on the time for the information to be processed and approved.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley

#### ANNOUNCEMENT/CITY REPORTS:

5. Financial Report - May 2022, Allison Martin, Finance Director

Director Martin presented the report.

Mayor Taylor asked for any questions about the report.

Councilmember Ariemma commented that the numbers were exceptional.

He asked for clarification on the DDA's fund, and Director Martin explained that the DDA always maintains a fund balance. Larson also expressed his appreciation for the finance department and the professionalism of city staff in handling the public's tax dollars.

#### OLD BUSINESS:

6. Housing Needs Assessment, JoAnne Taylor, Mayor – Removed
7. Cemetery Visitation Permit - Dahlonga Walking Tours, Jameson Kinley, Planning and Zoning Administrator

Mayor Taylor expounded that the discussion point for the Council was whether to extend the visiting hours for the Cemetery. Councilmember Larson asked Ms. Sharpe to clarify her requested amendment. Ms. Sharpe explained she was asking to amend the hours to be a set time.

Motion made by Councilmember Ariemma to approve with the stipulation that signage will say they have to have a permit to be in the Cemetery after closing. Seconded by Councilmember Shirley.

Councilmember Larson explained having been on the Council for almost seven years, this has come to us numerous times in the past. He feels the council should appreciate the Cemetery Committee's feedback and take their comments and concerns seriously. He expressed this item has been the item he has been most contacted about in his seven years. He said he worries about other people seeing people in the cemetery and then going in without a permit. Councilmember Ariemma indicated he did not make his decision lightly. He has been on tour, and she follows the guidelines of her tours. He thinks there's a misconception about the tour. Councilmember Reagin added he had been on the tour, and it was respectful.

Voting Yea: Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley  
Voting Nay: Councilmember Larson

#### NEW BUSINESS:

8. FY2023 City Manager's Proposed Budget, Bill Lewis, Interim City Manager  
Mayor Taylor introduced the item.

Director Martin brought the proposed budget on behalf of Interim City Manager Lewis. She explained this is a balanced budget with conservative spending plans, and she did not have the Milage rate information yet but will be shared it once that information is ready. Director Martin explained the net budget:

- No utility increases for retail customers.
- Proposed to add the following positions: police officer, full-time trainee for the water department, and one employee for cross-connection and backflow.
- Continue to fund a 5-year capital improvement fund.
- Does not reflect an increase in employee salaries due to trends toward recession.

The Mayor asked if this budget currently represents the code enforcement officer position, and it does. The Mayor also asked about the public hearing date, and Director Martin shared those dates with the Council.

## COMMENTS – PLEASE LIMIT TO THREE MINUTES

There were no additional comments from the City Clerk.

The City Manager requested the outstanding surveys for City Manager qualities so that the Carl Vinson Institute can further the search for a permanent city manager.

City Attorney Parks voiced appreciation for the Dahlonega Police Department.

Councilmember Shirley talked about the items he learned at the GMA Conference and said that he feels the city operates professionally. He also appreciated Downtown Dahlonega's efforts during the 4<sup>th</sup> of July weekend.

Councilmember Ariemma expressed his appreciation for the 4<sup>th</sup> of July weekend and suggested that the roads be cleared earlier for the end of the fireworks.

Councilmember Larson also commended the Downtown Dahlonega team for the 4<sup>th</sup> of July weekend and voiced some concerns about traffic control. Additionally, he requested an update for the Head House. Director Martin said that the projected completion date remains at the end of August, and all landscaping and sidewalks will be completed.

Councilmember Reagin voiced his appreciation for the 4<sup>th</sup> of July festivities and requested that the Visitor's Center bathrooms be opened earlier in the day for the 5K race.

The Mayor noted the Visitor's Center Bathrooms would be renovated beginning in August. She expressed her gratitude as well for the 4<sup>th</sup> of July weekend.

## ADJOURNMENT

The Mayor called for the meeting to be adjourned at 7 pm.

Motion made by Councilmember Larson, Seconded by Councilmember Shirley.  
Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin,  
Councilmember Shirley



## CITY OF DAHLONEGA Council Work Session Minutes

July 18, 2022, 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

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### PRESENT

Mayor JoAnne Taylor  
Councilmember Ron Larson  
Councilmember Roman Gaddis  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Councilmember Lance Bagley

### OPEN MEETING

Mayor Taylor called the meeting to order at 405 p.m.

### BOARDS & COMMITTEES:

Mayor Taylor reminded the community of the rise in COVID numbers in Lumpkin County. She also suggested changes to Cemetery permitting. She feels it would be wise to change the permit language concerning the families and safety standpoint to disallow tours during active burials. The city would be responsible for contacting the business owner to notify them. There are limited burials in Mount Hope Cemetery.

1. Cemetery Committee—June 2022

Chris Worick, Committee Chairman

2. Downtown Dahlonega Report – June 2022

Ariel Alexander, Downtown Dahlonega Manager

Manager Alexander indicated there was nothing to add to the report and noted the change in the report's design to the Main Street style. Council and Manager Alexander discussed resources and collaboration on parking, the EDGE program, and a walkabout with Council and board members.

TOURISM: Sam McDuffie, Tourism Director

No report was presented.

### DEPARTMENT REPORTS:

3. Community Development – June 2022

Jameson Kinley, Planning and Zoning Administrator

4. Finance and Administration Department - June 2022

Allison Martin, Finance Director

5. Police Department - June 2022

George Albert, Chief

6. Public Works—June 2022



Mark Buchanan, PW Director/City Engineer

7. Water & Wastewater Treatment Department Report June 2022

John Jarrard, Water/Wastewater Treatment Director

Mayor Taylor indicated the department reports are received electronically and asked if there were questions about the reports. Council discussed prospects for new development, police work, Pine Tree Way development plans, and the 147 N Park Street property.

ITEMS FOR DISCUSSION:

8. Ordinance 2022-10: An ordinance to provide for further clarification regarding prohibited signage

Doug Parks, City Attorney

Mayor Taylor introduced the item and advised the action taken would be to send the item to the Planning Commission. City Attorney Parks indicated he was asked to consider this resolution to the Planning Commission for further consideration.

9. Housing Needs Assessment, JoAnne Taylor, Mayor

Mayor Taylor asked for thoughts and recommendations on this study. Mayor Taylor indicated she added several items- assessment of professional housing, short-term rental-where and how to govern them, the deficit of workforce housing, and affordable single-family housing. Council commented on sharing the cost of the study with UNG based on their increase in enrollment numbers and the impact on the housing, comparison cities, adding looking at the area's topography, and reviewing the items requested to be looked at. Mayor Taylor indicated she would work to include the suggested changes and wanted to put them on the Agenda for a vote.

10. Councilmember Reports from GMA Conference

JoAnne Taylor, Mayor

Mayor Taylor invited anyone who went to the GMA conference to share their experience.

Councilmember Bagley indicated he was impressed with the support to help us succeed. He appreciated the ability to talk to other council members and Mayors and share the same issues we do. He was highly pleased with the classes and talking with other people.

Councilmember Reagin stated he had a few classes, and his favorite was Entrepreneurship, and he was excited to discuss the EDGE program with Manager Alexander and Administrator Kinley. He discussed tax rebates for new businesses on which he would like more information to assist in property and business development.

Councilmember Larson indicated this was his 5th or 6th GMA session in Savannah. He felt it was great to meet with colleagues and is thankful for our professionalism. His bring back was the LOST sharing revenues and how every 1% of the tax makes a difference of approximately \$50,000. The impact of this is very significant.

Councilmember Ariemma indicated he took a class on Annexations and got good information. He also spoke of the course on Citizen Engagement; the main point was the relationship with the press to get information out. He recommended doing more with the residents outside the chambers.

Councilmember Shirley stated he felt it was informative and very well run. After taking the class on water and wastewater, he was very impressed with how well the city runs. We don't have some of the challenges others see. We do very well with our open meetings.

Mayor Taylor stated she had the personal privilege of speaking on the main stage about literacy. She shared the programs we have, such as reading to dogs and the Lumpkin Literacy Coalition, which provides a book a month. As a result, the Executive Director of the statewide organization for preparing children to attend school, Mindy Binderman, wants to visit our community in November. We are interested in approaches taken not only for children but also for adults.

Mayor Taylor also announced the pedestrian bridge over the reservoir had drawn interest from people who wanted to assist with possible grant money. This project is for public safety and public walkability, and a visit is planned for the near future.

Councilmember Gaddis indicated that although he did not attend this conference, he was at a conference for work in Savannah, where the discussion was on the vulnerability of small governments to nation states actively trying to infiltrate our networks and systems. This needs to be something always on our radar.

#### 11. Local Option Sales Tax - Joint Agreement Discussion

JoAnne Taylor, Mayor

Mayor Taylor stated Councilmember Shirley had been part of the process and invited him to join any time.

Mayor Taylor stated the status is to remain at the current split. She explained they presented all the statistics to County and have not swayed them to date. She indicated there is still discussion time for LOST discussions with the County, but they are firm in their assessment.

Councilmember Shirley reminded the council there were eight criteria, the City was well represented, and a lot of time was put into presenting our case. We have done as well as possible.

#### COMMENTS – PLEASE LIMIT TO THREE MINUTES

City Clerk Csukas had no additional comments.

Manager Lewis expressed he was enjoying his time back and continues to be impressed with the staff.

City Attorney Parks reminded the council of the package store deadline one week from today. He will then assess and get a final list to Council and then can select a licensee.

Councilmember Larson indicated he was honored to receive a certificate of excellence for 120 hours of training over the last 6.5 years at the GMA Conference. He thanked Mayor Taylor, City Interim Manager Lewis, and Councilmember Ariemma for sitting with him.

Councilmember Ariemma offered congratulations to Ron.

Councilmember Reagin indicated he would like to get with Manager Alexander and Director Csukas to discuss the Bainbridge opportunity.

There were no other Councilmember comments.

#### ADJOURNMENT

Mayor Taylor called to adjourn at 4:54 p.m.

Motion made by Councilmember Ariemma, Seconded by Councilmember Bagley.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley



# CITY OF DAHLONEGA

## City Council Public Hearing Minutes

July 18, 2022, 4:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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### PRESENT

Mayor JoAnne Taylor

Councilmember Roman Gaddis

Councilmember Ron Larson

Councilmember Johnny Ariemma

Councilmember Ryan Reagin

Councilmember Ross Shirley

Councilmember Lance Bagley

### CALL TO ORDER

Mayor Taylor called the meeting to order at 4 pm.

### NEW BUSINESS:

#### *Public Hearing:*

Mayor Taylor turned the meeting over to City Attorney Parks to run the public hearing.

1. Public Hearing for Dennis E Ford regarding property owned by the applicant (REZN-22-2). A petition for annexation is to be considered for the referenced property which contains +/- 1.2 acres as depicted as Lot 5 on a survey entitled Crown Mountain Estates and recorded in Plat Book 3 Page 275 with the Lumpkin County Clerk's Office. The property sought to be annexed is located in Land Lot 933, 12th District, 1st Section Lumpkin County, Georgia. The request is for the property to be designated as R-1 Single-Family Residential District within the City of Dahlonega.

City Attorney Parks invited Mr. Ford to the podium. Mr. Ford introduced himself, gave his address as 1089 Calhoun Rd, and indicated he was asking for a permit for a lot he purchased to build a garage, zoned as single-family residential.

City Attorney Parks asked if anyone in the audience wanted to speak on the application. No one approached. City Attorney Parks invited Administrator Kinley to the podium, who stated the Planning Commission had voted in approval.

City Attorney Parks called for additional comments, and as there were none, he concluded this item.

2. Public Hearing for James Thrailkill (REZN-22-3) on behalf of the owner William Hardman, Jr. – request to amend the existing proposed future phase of the Crown Mountain Swim

and Tennis Club PUD of a +/- 8.5 -acre parcel located per the site plat in the Crown Mountain Overlook f/k/a Crown Mountain Swim and Tennis Club on Crown Mountain Way (062B 037). In addition, a .77-acre maintenance area is also being designated. The purpose of this request is to change the proposed use of the currently approved multi-family portion of the PUD (20 condominium units) and instead to designate the use of that phase for the development of three single-family residences along with the .77-acre maintenance area.

City Attorney Parks invited James Thrailkill to come up.

Mr. James Thrailkill restated the items in their request. City Attorney Parks invited Administrator Kinley to speak. Administrator Kinley indicated that the Planning Commission had identified this item for approval.

City Attorney Parks called for additional comments on this item and concluded this item as there were none.

Mayor Taylor called for a motion to adjourn at 4:05 pm.

Motion made by Councilmember Shirley, Seconded by Councilmember Reagin.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley



## Ordinances and Resolutions

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**DATE:** July 12, 2022  
**TITLE:** Ordinance 2022-08: Ordinance to provide for the annexation of property located at 1089 Calhoun Road  
**PRESENTED BY:** Doug Parks, City Attorney

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### AGENDA ITEM DESCRIPTION:

This Ordinance is to annex a property located at 1089 Calhoun Road into the corporate limits of the City of Dahlonega, Georgia. This property is contiguous to the existing corporate limits of the City of Dahlonega. The City has lawfully provided notice to Lumpkin County of all required information including notice of the City of Dahlonega's receipt of the application for annexation of the property. Further, by the governing rule of the City per existing ordinance, the subject property when annexed shall be zoned automatically to the R-1 classification.

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### HISTORY/PAST ACTION:

None.

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### FINANCIAL IMPACT:

None.

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### RECOMMENDATION:

Recommendation to approve.

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### SUGGESTED MOTIONS:

Motion to approve.

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### ATTACHMENTS:

Ordinance 2022-08

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**ORDINANCE 2022-08**  
**CITY OF DAHLONEGA, GEORGIA**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY LOCATED AT 1089 CALHOUN ROAD (062B 086) 1.2 ACRES MORE OR LESS INTO THE CORPORATE LIMITS OF THE CITY OF DAHLONEGA, GEORGIA PURSUANT TO THE 100% METHOD; TO NOTIFY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS OF SUCH ANNEXATION; AND FOR OTHER PURPOSES.**

**WHEREAS**, Dennis E Ford (the “Applicant”) has applied to the City of Dahlonega for annexation (“the Application”) of land located at 1089 Calhoun Road (062B 086), as more fully described and delineated in Exhibit “A” and attached hereto (the “Property”); and

**WHEREAS**, the City of Dahlonega has determined that the Property is contiguous to the existing corporate limits of the City of Dahlonega in excess of the minimum amount required for such annexations under O.C.G.A. §36-36-1 *et seq.*; and

**WHEREAS**, the City of Dahlonega has determined that the Applicant is the title holder of record of 100% of the privately owned land within the Property, as evidenced by the real estate records on file with the Clerk of the Superior Court of Lumpkin County, Georgia; and

**WHEREAS**, the requirements in O.C.G.A. § 36-66-4(d) governing procedures for the zoning of land to be annexed into a municipality have been satisfied; and

**WHEREAS**, the zoning classification approved by the City of Dahlonega for the property which is the subject of the proposed annexation shall become effective on the date that this annexation becomes effective; and

**WHEREAS**, the City of Dahlonega has lawfully provided notice to Lumpkin County, Georgia of all required information including notice of the City of Dahlonega’s receipt of the Application for annexation of the Property; and

**WHEREAS**, the City of Dahlonega has authority pursuant to O.C.G.A. § 36-36-1 *et seq.* to annex certain property into the corporate limits of the City of Dahlonega, and that the Mayor and Council of the City of Dahlonega have determined that the annexation of the Property would be in the best interest of the residents and property owners of the areas to be annexed and of the citizens of the City of Dahlonega; and

**WHEREAS**, the City of Dahlonega has determined that the Application meets the requirements of law pursuant to O.C.G.A. §36-36-1 *et seq.*

**THEREFORE, THE CITY COUNCIL OF THE CITY OF DAHLONEGA, GEORGIA,  
HEREBY ORDAINS AS FOLLOWS:**

- Section 1. The Property located at 1089 Calhoun Road (062B 086) as more fully described on Exhibit "A" which is incorporated herein by reference, is hereby annexed to the existing corporate limits of the City of Dahlonega. The property is depicted as Lot 5 on a survey entitled Crown Mountain Estates and recorded in Plat Book 3, Page 275, Lumpkin County records.
- Section 2. The City of Dahlonega Planning and Zoning Administrator is hereby authorized and directed to file a report identifying property annexed with the Department of Community Affairs of the State of Georgia and with the governing authority of Lumpkin County as required by O.C.G.A. §36-36-3, and to take all other actions required by law with regard to the adoption of this ordinance and the annexation of the Property.
- Section 3. All Ordinances or parts of Ordinances in conflict with the terms of this Ordinance are hereby waived to the extent of the conflict.
- Section 4. By the governing rules of the City per existing ordinance the subject property when annexed shall be zoned automatically to the R-1 classification.

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE MAYOR AND  
COUNCIL OF THE CITY OF DAHLONEGA, GEORGIA.**

\_\_\_\_\_  
JoAnne Taylor, Mayor

ATTEST:

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

## **EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot 933 of the 12<sup>th</sup> District, 1<sup>st</sup> Section of Lumpkin County, Georgia, and being more particularly described as follows:

Commencing at a point with state plane coordinates of North: 1,641,539.11, East: 2,349,512.19 as per the State Plane Coordinate System of Georgia, West Zone.

Said point is the POINT OF BEGINNING.

Thence with a curve to the left and an arc length of 36.98 feet and a radius of 246.25 feet being subtended by a chord of North 21 Degrees 26 Minutes 58 Seconds West with a distance of 36.94 feet to a point;

thence North 17 Degrees 59 Minutes 49 Seconds West a distance of 91.57 feet to a point;

thence North 67 Degrees 14 Minutes 05 Seconds East a distance of 9.45 feet to a point;

thence North 67 Degrees 14 Minutes 05 Seconds East a distance of 406.69 feet to a point;

thence South 20 Degrees 05 Minutes 55 Seconds East a distance of 129.80 feet to a point;

thence South 67 Degrees 26 Minutes 08 Seconds West a distance of 418.56 feet to a point;

which is the POINT OF BEGINNING.

Said tract contains 53,931 square feet, 1.238 acres.





## Ordinances and Resolutions

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**DATE:** July 12, 2022  
**TITLE:** Ordinance 2022-11: Ordinance to change a portion of the existing PUD for Crown Mountain Overlook from Multi-Family to Single-Family  
**PRESENTED BY:** Doug Parks, City Attorney

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### AGENDA ITEM DESCRIPTION:

This Ordinance is to amend a portion of the existing Planned Unit Development of Crown Mountain Overlook (formerly known as Crown Mountain Swim and Tennis) from Multi-Family allowing twenty multi-family condo units to now be restricted to three single family residential lots. Any development prior to commencement of any activities must be approved by the planning and zoning administrator before the issuance of any permits or other approvals.

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### HISTORY/PAST ACTION:

N/A

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### FINANCIAL IMPACT:

None.

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### RECOMMENDATION:

Recommendation to approve.

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### SUGGESTED MOTIONS:

Motion to approve.

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### ATTACHMENTS:

Ordinance 2022-11

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**CITY OF DAHLONEGA  
ORDINANCE 2022-11**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF DAHLONEGA, GEORGIA, BY CHANGING A PORTION OF THE EXISTING PLANNED UNIT DEVELOPMENT OF CROWN MOUNTAIN OVERLOOK FORMERLY KNOWN AS CROWN MOUNTAIN SWIM AND TENNIS CLUB FROM MULTI-FAMILY ALLOWING TWENTY CONDOMINIUMS TO SINGLE FAMILY RESIDENTIAL USE ALLOWING THREE SINGLE FAMILY LOTS. THE PORTION OF THE PLANNED UNIT DEVELOPMENT SUBJECT TO THIS AMENDMENT CONSISTS OF 8.5 ACRES, MORE OR LESS, PER THE SITE PLAN AND LYING WITHIN TAX PARCEL 062B 037 TOGETHER WITH A RESERVED .77 ACRE MAINTENANCE AREA.**

**BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF DAHLONEGA, GEORGIA, AS FOLLOWS:**

**SECTION I.**

That from and after the passage of this Ordinance a portion of the lands per the existing Planned Unit Development Crown Mountain Swim and Tennis Club set aside for development as twenty multi-family condo units shall now be restricted to three single family residential lots. The three single family lots are identified in that certain survey entitled Crown Mountain Overlook Phase 3 prepared by John T. Gaston, Georgia Registered Land Surveyor 2821, dated June 6, 2022. A .77 acre maintenance area is also included. Said plat of survey is attached hereto and incorporated by reference. All aspects of the development shall as a condition conform to the now amended site plan. Any development prior to commencement of any activities must be approved by the planning and zoning administrator before the issuance of any permits or other approvals. A legal description of the property subject to this ordinance is attached hereto and labeled Exhibit A.

**SECTION II.**

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**SECTION III.**

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

**SECTION IV.**

The effective date of this Ordinance shall be upon approval by the City Council of Dahlonega, Georgia.

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE MAYOR AND  
COUNCIL OF THE CITY OF DAHLONEGA, GEORGIA.**

\_\_\_\_\_  
JoAnne Taylor, Mayor

Attest:

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

## Exhibit A

### Legal Description.

All that Tract or Parcel of Land lying and being in Land Lots 945, 946 of the 12th District, 1st Section of Lumpkin County, Georgia described as follows;

Commencing at a ½ inch rebar on the easterly right of way of Crown Mountain Way being a corner common to Lots 23 and 24 of Crown Mountain Swim and Tennis Club, thence South 09°56'52" West, a distance of 206.33 feet to a ½ inch rebar being the true Point of Beginning of the herein described parcel;

thence South 89°52'18" East, a distance of 125.62 feet to a ½ inch rebar;  
thence North 30°14'22" East, a distance of 179.57 feet to a power pole;  
thence North 67°50'17" East, a distance of 161.82 feet to a point in the thread of a stream;  
thence South 52°06'05" East, a distance of 60.87 feet along and with the thread of the stream;  
thence South 12°04'59" East, a distance of 51.74 feet to a point in the thread of the stream;  
thence South 13°32'54" West, a distance of 56.16 feet to a point in the thread of the stream;  
thence South 10°52'40" East, a distance of 45.50 feet to a point in the thread of the stream;  
thence South 40°52'33" East, a distance of 30.31 feet to a point in the thread of the stream;  
thence South 46°19'52" West, a distance of 12.90 feet to a point in the thread of the stream;  
thence South 19°01'46" East, a distance of 75.09 feet to a point in the thread of the stream;  
thence South 12°10'57" West, a distance of 35.43 feet to a point in the thread of the stream;  
thence South 38°02'46" East, a distance of 60.65 feet to a point in the thread of the stream;  
thence South 08°16'37" East, a distance of 32.03 feet to a point in the thread of the stream;  
thence South 44°25'09" East, a distance of 16.98 feet to a point in the thread of the stream;  
thence South 12°51'14" East, a distance of 23.13 feet to a point in the thread of the stream;  
thence South 36°39'15" East, a distance of 49.61 feet to a point in the thread of the stream;  
thence South 44°01'01" West, a distance of 26.44 feet to a point in the thread of the stream;  
thence South 16°25'47" West, a distance of 45.91 feet to a point in the thread of the stream;  
thence South 26°52'36" East, a distance of 26.32 feet to a point in the thread of the stream;  
thence South 26°59'07" East, a distance of 19.72 feet to a point in the thread of the stream;  
thence South 05°20'53" West, a distance of 51.76 feet to a point in the thread of the stream;  
thence South 27°09'39" East, a distance of 51.50 feet to a point in the thread of the stream;  
thence South 57°36'49" East, a distance of 27.91 feet to a point in the thread of the stream;  
thence South 17°07'44" East, a distance of 57.14 feet to a point in the thread of the stream;  
thence South 12°11'28" West, a distance of 43.41 feet to a point in the thread of the stream;  
thence South 34°11'33" East, a distance of 70.01 feet to a point in the

thread of the stream;  
thence South 09°16'13" West, a distance of 23.71 feet to a point in the  
thread of the stream;  
thence South 53°43'57" West, a distance of 29.72 feet to a point in the  
thread of the stream;  
thence South 06°54'28" West, a distance of 33.68 feet to a point in the  
thread of the stream;  
thence South 62°05'40" East, a distance of 32.76 feet to a point in the  
thread of the stream;  
thence South 36°58'29" West, a distance of 78.37 feet to a point in the  
thread of the stream;  
thence South 37°24'34" East, a distance of 17.56 feet to a point in the  
thread of the stream;  
thence South 14°02'06" West, a distance of 65.36 feet to a point in the  
thread of the stream;  
thence North 47°51'01" West, a distance of 773.22 feet to a ½ inch rebar;  
thence North 30°15'05" East, a distance of 68.66 feet to a ½ inch rebar;  
thence North 29°02'12" West, a distance of 130.33 feet to a ½ inch rebar on  
the easterly right of way of Crown Mountain Way;  
thence along and with the right of way, a curve concave to the northwest  
having a radius of 106.00 feet and being subtended by a chord which bears  
North 26°17'20" East 122.89 feet, an arc distance of 131.09 feet to a point;  
thence North 09°08'20" West, a distance of 60.00 feet to the Point of  
Beginning. Containing 8.4198 Acres, more or less.  
Parcel as depicted on a plat of survey by Farley Collins Whidden Associates  
dated 09-09-2002 revised 01/14/2003. Recorded in Plat Cabinet 1, Slide 112  
Page 37.



# City Council Agenda Memo

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**DATE:** August 1, 2022  
**TITLE:** Morrison Moore Pedestrian Bridge and Sidewalk Project (GDOT PI 0016629)  
Public Outreach  
**PRESENTED BY:** Mark Buchanan, City Engineer

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## **AGENDA ITEM DESCRIPTION:**

This is a brief update on the proposed Morrison Moore bridge and sidewalk that is currently in the preliminary engineering phase. Part of this update includes an opportunity for the council and public to interact with staff and provide questions. Due to the stage of the project, information may be limited at this time, but will be provided as it's available with follow-up contact details from those members of the public with questions unanswerable at this meeting. There will also be documents available to the public for questions to be submitted without formal questioning in the meeting.

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## **HISTORY/PAST ACTION:**

Staff has previously applied for and received funding through the Transportation Alternatives Program with Council approval to move forward with Preliminary Engineering.

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## **FINANCIAL IMPACT:**

There are no financial transactions associated with this outreach.

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## **RECOMMENDATION:**

N/A.

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## **SUGGESTED MOTIONS:**

None. This outreach is for informational purposes only.

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## **ATTACHMENTS:**

Powerpoint Presentation: **PI 0016629 Public Outreach 2022-08-01**

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**Joint Agreement  
Local Option Sales Tax  
Lumpkin County  
City of Dahlonega**

**CERTIFICATE OF DISTRIBUTION**

To: The State Revenue Commissioner

Pursuant to an Act of the Georgia General Assembly, effective January 1, 1980, relating to Local Sales & Use Taxes, the governing authorities for the qualifying municipality and the county located within the special district coterminous with the boundaries of Lumpkin County hereby certify that the proceeds of the combination city/county local sales and use tax generated in such district shall be distributed by the State Revenue Commissioner as follows:

The CITY OF DAHLONEGA shall receive twenty-five per cent (25%)

The COUNTY OF LUMPKIN shall receive seventy-five per cent (75%)

This certificate shall continue in effect until such time as a new certificate shall be executed as provided in said Act.

By executing this schedule the county and city, acting by and through their respective officers, represent that all municipalities lying wholly or partly in the tax jurisdiction have been given an opportunity to show that they are "qualified municipalities" as that term is used in the Act, and that all municipalities listed herein as recipients are "qualified" and so many receive distribution from the proceeds of the tax.

Executed on behalf of the governing authorities of the qualifying municipality, and representing not less than a majority of the aggregate population of all qualifying municipalities located within the special district and the governing authority of the county, this 19 day of July, 2022.

Chris Dockery, Chairman  
Lumpkin County Board of Commissioners

JoAnne Taylor  
Mayor of Dahlonega

Attest:

Attest:

Melissa Witcher  
Lumpkin County Clerk

Mary Csukas  
City Clerk



## CERTIFICATE OF DISTRIBUTION

TO: State Revenue Commissioner

Pursuant to an Act of the Georgia General Assembly, effective January 1, 1980, relating to Local Sales & Use Taxes, the governing authorities for the qualifying municipalities and the county located within the special district coterminous with the boundaries of Lumpkin County hereby certify that the proceeds of the combination city/county local sales and use tax generated in such district shall be distributed by the State Revenue Commissioner as follows:

City of <u>Dahlonega</u>	shall receive	<u>25</u>	%
City of _____	shall receive	_____	%
City of _____	shall receive	_____	%
City of _____	shall receive	_____	%
City of _____	shall receive	_____	%
City of _____	shall receive	_____	%
County of <u>Lumpkin</u>	shall receive	<u>75</u>	%

This certificate shall continue in effect until such time as a new certificate shall be executed as provided in said Act.

By executing this schedule, the county and cities, acting through their respective officers, represent that all municipalities lying wholly or partly in the tax jurisdiction have been given an opportunity to show that they are 'qualified municipalities,' as that term is used in the Act, and that all municipalities listed herein as recipients are 'qualified' and so may receive distribution from the proceeds of the tax.

Executed on behalf of the governing authorities of the qualifying municipalities representing not less than a majority of the aggregate population of all qualifying municipalities located within the special district and the governing authority of the county, this 19 day of July 20 22.

\_\_\_\_\_  
MAYOR OF THE CITY OF Dahlonega

\_\_\_\_\_  
MAYOR OF THE CITY OF \_\_\_\_\_

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MAYOR OF THE CITY OF \_\_\_\_\_

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MAYOR OF THE CITY OF \_\_\_\_\_

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MAYOR OF THE CITY OF \_\_\_\_\_

\_\_\_\_\_  
MAYOR OF THE CITY OF \_\_\_\_\_

\_\_\_\_\_  
CHAIRMAN BOARD OF COMMISSIONERS OF \_\_\_\_\_

Lumpkin COUNTY