



CITY OF DAHLONEGA

City Council Meeting Agenda

December 01, 2025, 6:00 PM

Gary McCullough Chambers, Dahlonge City Hall

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 - Dahlonge will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonge, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

1. Ordinance 2025-12 amendment to Chapter 103 Buildings and Building Regulations for adoption of the new mandatory state minimum codes with Georgia Amendments.
Doug Parks, City Attorney
2. Reservoir Management Plan - Update 2025
Allison Martin, City Manager
3. Refunding Resolution 2026 SPLOST
Allison Martin, City Manager
4. Solid Waste Truck Purchase
Garrett Harris
Strategic Priority - Effectively Manage Growth
5. Tower Radio AMI Meter Read System
Allison Martin, City Manager
Strategic Priority - Infrastructure
6. FY2027 Budget Calendar
Allison Martin, City Manager
7. 2026 City Council Meeting Schedule
Rhonda Hansard, City Clerk

PUBLIC COMMENTS - PLEASE LIMIT TO FOUR MINUTES PER SPEAKER

APPROVAL OF MINUTES

- a. Regular Meeting of November 3, 2025
Rhonda Hansard, City Clerk

- b. Public Hearing of November 17, 2025
Rhonda Hansard, City Clerk
- c. Work Session of November 17, 2025
Rhonda Hansard, City Clerk

APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS

ANNOUNCEMENTS

CITY REPORTS

- 1. October 2025 - Financial Report
Allison Martin, City Manager

ORDINANCES AND RESOLUTIONS

- 2. Ordinance 2025-06 as to REZN 25-04 Annexation and Zoning: Bryan Bergstein, applicant and property owner, seeks annexation and PUD (Planned Unit Development) zoning for 4.30 acres (Land Lot 145, 2nd District, 1st Section, Lumpkin County) (Map/Parcel 081 009) fronting 384.22 feet on the west side of South Chestatee Street (SR 60/ US Hwy 19) 162 feet northwest of Old Village Lane (a.k.a. 3400 South Chestatee Street). Existing character area in unincorporated Lumpkin County is gateway corridor. Proposed use: Fee simple townhouses (40 units).
Doug Parks, City Attorney

CONTRACTS AND AGREEMENTS

OTHER ITEMS

- 3. Dahlonaga Tours and More LLC - 2026 Cemetery Guided Tours Permit
Sarah Waters, Assistant City Clerk

COMMENTS - PLEASE LIMIT TO THREE MINUTES PER SPEAKER

Clerk Comments

City Manager Comments

City Attorney Comments

City Council Comments

Mayor Comments

ADJOURNMENT

Guideline Principles - The City of Dahlonaga will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlonaga commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare...for ALL!



Ordinances and Resolutions

DATE: 12/1/2025
TITLE: Ordinance 2025-12
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Ordinance 2025-12 amendment to Chapter 103 Buildings and Building Regulations for adoption of the new mandatory state minimum codes with Georgia Amendments.

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval.

SUGGESTED MOTIONS

Motion to approve.

ATTACHMENTS

Ordinance 2025-12.

ORDINANCE 2025-12

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA BY ADOPTION OF AN AMENDMENT TO CHAPTER 103 BUILDINGS AND BUILDING REGULATIONS

WHEREAS, the City Council desires to promote the public health, safety and general welfare of the residents of the city; and

WHEREAS, the City Council further finds that the Department of Community Affairs of Georgia has adopted the following new mandatory State Minimum Codes with Georgia Amendments as follows:

2024 International Residential Code with Georgia Amendments
2024 International Building Code with Georgia Amendments
2024 International Mechanical Code with Georgia Amendments
2024 International Fuel Gas Code with Georgia Amendments
2024 International Plumbing Code with Georgia Amendments
2024 International Swimming Pool and Spa Code with Georgia Amendments
2026 Georgia Amendments to the 2023 National Electrical Code; and

NOW THEREFORE, be it ordained, and it is so ordained by the authority of the City Council of Dahlonega, that the Code of the City of Dahlonega, Georgia Section 103 shall be amended, so that Section 103-19 reflects the City's adoption of said new codes and amendments, replacing, where applicable, existing codes and amendments and adding to the extent any codes and amendments are not already included in Section 103-19. This amendment is adopted with the express authority for Municode to renumber the ordinance sections based on their numbering system.

The revised Section 103-19 shall now appear in the Code as follows:

Sec. 103-19. State standards adopted.

(a) The mayor and city council hereby adopt the following state minimum standard codes, as adopted and amended by the state department of community affairs:

- (1) International Building Code, 2024 Edition with Georgia Amendments.
- (2) International Mechanical Code, 2024 Edition with Georgia Amendments.
- (3) International Fuel Gas Code, 2024 Edition with Georgia Amendments.
- (4) International Plumbing Code, 2024 Edition with Georgia Amendments.
- (5) National Electrical Code, 2023 Edition (with 2026 Georgia Amendments).
- (6) International Fire Code, 2018 Edition.
- (7) International Residential Code, 2024 Edition with Georgia Amendments.
- (8) International Energy Conservation Code, 2015 Edition.
- (9) International Swimming Pool and Spa Code, 2024 Edition with Georgia Amendments.

(b) The following appendices of said codes, as adopted and amended by the state Department of Community Affairs, are hereby adopted by reference as though they were copied herein fully:

- (1) International Building Code: All appendices.
- (2) International Mechanical Code: All appendices.
- (3) International Fuel Gas Code: All appendices.
- (4) International Plumbing Code: All appendices.
- (5) National Electrical Code: All appendices.
- (6) International Fire Code: All appendices.
- (7) International Residential Code: All appendices.
- (8) National Energy Conservation Code: All appendices.
- (9) International Swimming Pool and Spa Code: All appendices.
- (c) The following are adopted by reference as though they were copied herein fully:
 - (1) International Property Maintenance Code, 2018 Edition.
 - (2) International Existing Building Code, 2018 Edition.

Except as modified herein, The Code of the City of Dahlonega, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter. The City Attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this Code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the Mayor and Council. The City Clerk shall, upon the written advice or recommendation of the City Attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.

BE IT ORDAINED by the City Council of Dahlonega, and it is ordained by authority of the same, that if any portion of this Ordinance is for any reason found to be invalid or unconstitutional by the final decision of any tribunal of competent jurisdiction, it is the intention of the City Council of Dahlonega that the remainder of this Ordinance shall be in full force and effect.

So ordained and effective this ____ day of _____ 2025 to be effective on January 1, 2026.

JoAnne Taylor, Mayor

Attest: Rhonda Hansard, City Clerk



City Council Agenda Memo

DATE: 11/4/2025
TITLE: Reservoir Management Plan – Update 2025
PRESENTED BY: Allison Martin, City Manager
PRIORITY Strategic Priority - Infrastructure

AGENDA ITEM DESCRIPTION

Reservoir Management Plan – Update 2025

HISTORY/PAST ACTION

The reservoir management plan was originally adopted in August 2005. It was amended in October 2006. Staff reviewed the document, took feedback from council, and all comments were incorporated into the document presented for consideration. The document was presented to Lumpkin County for review and comment. County staff comments were received but as of the date of this agenda memo, no feedback or response from the county was received.

FINANCIAL IMPACT

n/a

RECOMMENDATION

It is the recommendation of staff that this document be approved via Ordinance and then submitted to EPD for review and approval.

SUGGESTED MOTIONS

n/a

ATTACHMENTS

Reservoir Management Plan Update - December 2025

Yahoola Creek Reservoir Management Plan

December 2025



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Definitions (Taken from 2005-4 City of Dahlonega RMP Ordinance)

Buffer means a natural or enhanced vegetated area with no or limited minor land disturbances, such as trails and picnic areas.

Corridor means all land within the buffer areas.

Impervious Surface means a man-made structure or surface that prevents the infiltration of stormwater into the ground below the structure or surface. Examples include buildings, roads, driveways, parking lots, decks, swimming pools, or patios.

Reservoir Boundary means the edge of a water supply reservoir defined by its normal pool elevation. The reservoir boundary of the Yahoola Reservoir shall be at approximately 1238 NGVD (National Geodetic Vertical Datum, formerly known as mean sea level).

Reservoir Property means all of the water supply reservoir, 150-foot buffer, plus adjacent lands owned jointly by the City of Dahlonega and Lumpkin County.

Perennial Stream means a stream that flows throughout the whole year as indicated on a USGS 1:24000 Scale Quad map.

Utility means public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel facilities, telephone lines, fiber optic lines, roads, driveways, bridges of all types, river/lake access facilities, stormwater systems, rail roads, and other utilities identified by the City.

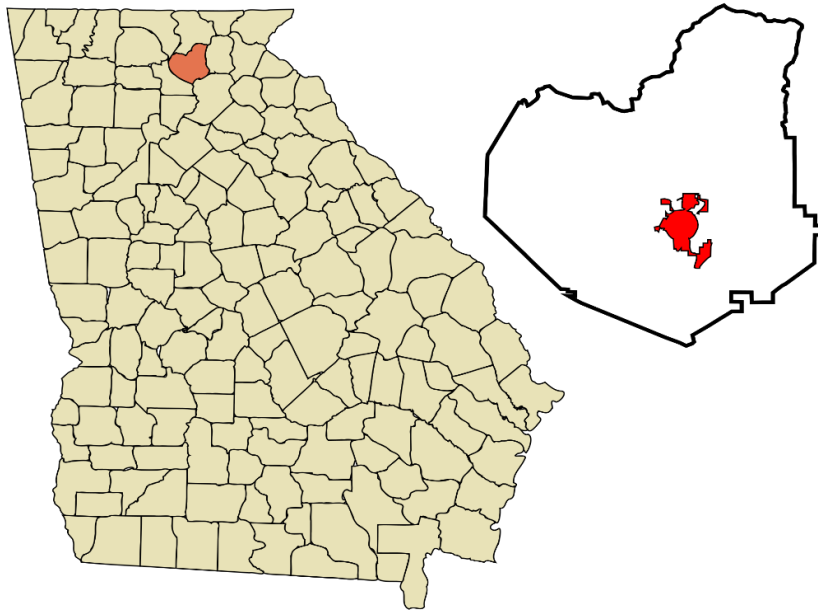
Background

The City of Dahlonega began as a frontier gold rush town in 1833 shortly after the discovery of gold by settlers in northeast Georgia. The region produced enough gold for the US Mint to establish a branch mint here at the same time as it did in New Orleans, LA and Charlotte, NC. Before railroads were built and despite its remoteness, the population of Dahlonega was larger than Atlanta and Chicago combined (1840).

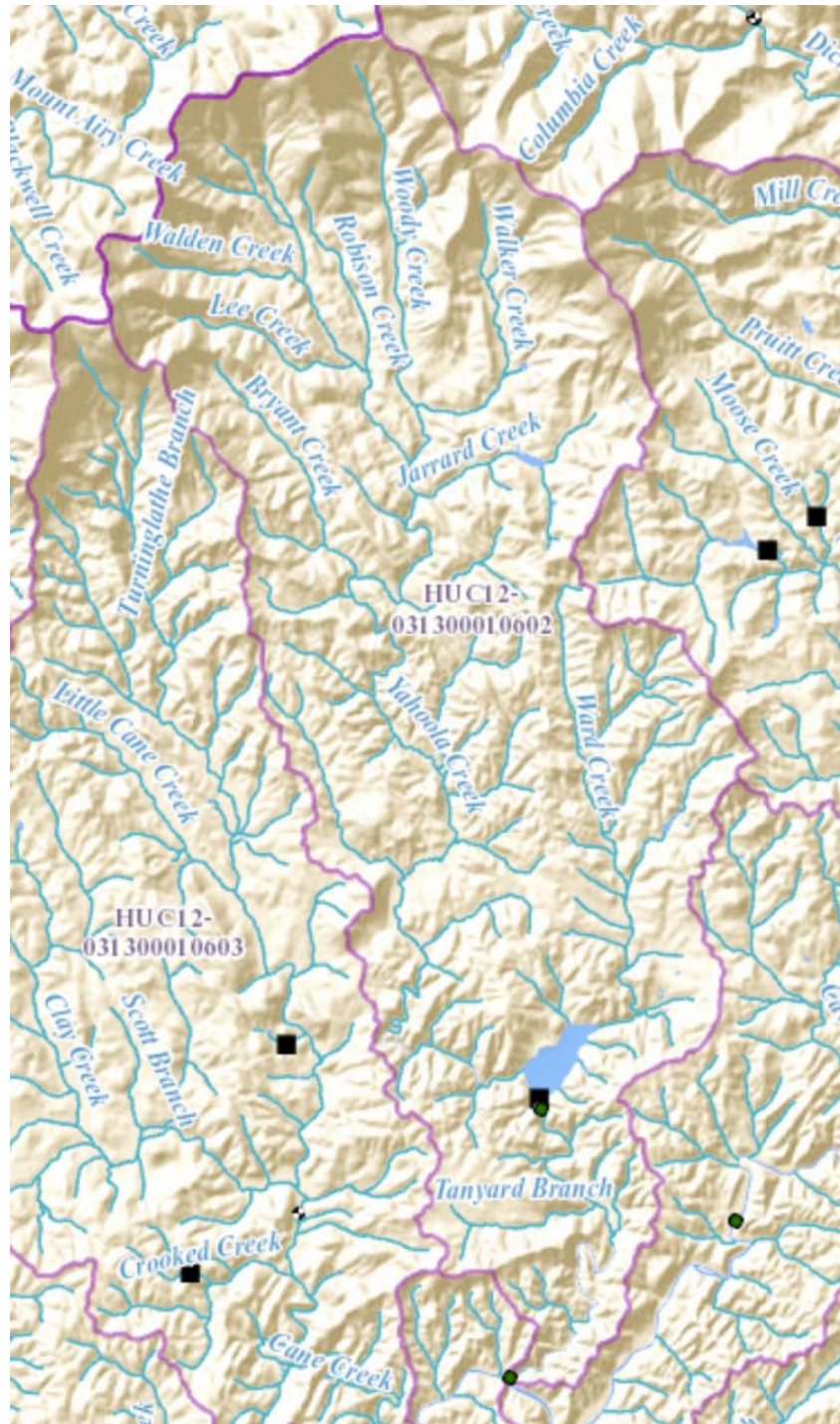
Until 1927 the City did not have a public water supply or transmission system. Residents, businesses, mines and the North Georgia Agricultural College (former site of the Mint and now the University of North Georgia) were dependent on wells or diverted surface water. Since then, the City has constructed and operated three water treatment plants in proximity to Yahoola Creek.

Dahlonega is the county seat and sole municipality in Lumpkin County. Today the City has permitted water treatment capacity of 6 million gallons per day (4mgd/2mgd redundancy) provided by a state-of-the-art filter membrane treatment (Pall) plant. It serves over 7,500 residents in the City. It also supplies bulk treated water to the Lumpkin County Water & Sewer Authority for resale and distribution to its customers. The City is one of the top 10 cities in Georgia in terms of percentage rate of population growth from 2010 to the present. Because of the future growth projections, the water facility was programmed for future expansions up to a maximum treatment capacity of 12 MGD. This expansion can easily be accomplished by adding more filters, larger pumps and an additional clear well. The current footprint of the facility will not have to be increased.

The Yahoola Creek Reservoir project (also known as Lake Zwerner) officially began in 1992 with approval from the US Army Corps of Engineers to build a 141-acre impoundment of Yahoola Creek northeast of the City of Dahlonega in central Lumpkin County.

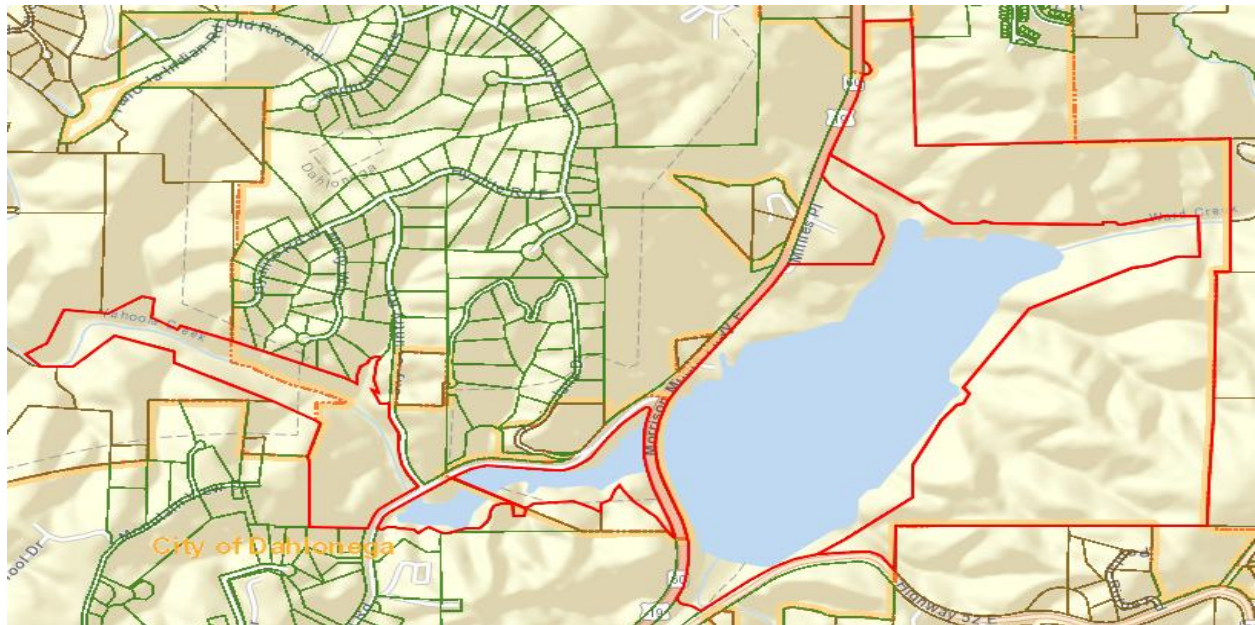


The Yahoola Creek Reservoir is the collective catchment point for approximately 20,500 acres in the Yahoola Creek Watershed (HUC # 031300010602) which lies completely in Lumpkin County. It is a rural area marked by low density development. There are no other cities, towns or densely populated areas existing or planned above the Reservoir. There are also no railroads, landfills or significant potential hazard sources in the basin.



The construction of the Reservoir started in 1999 and was completed in 2003. During that time frame, a raw water intake structure was constructed. This project became a joint venture of the City of Dahlonega and Lumpkin County after the State of Georgia suspended plans for a state park with a recreational lake. The City and County borrowed money to buy the area of the proposed lake, the entire shoreline and the majority of property within 500 feet of the lake surface from the State. Construction of the reservoir dam resulted in making the then-existing

award winning second treatment plant (charcoal/sand filters) obsolete. City and/or County land ownership in proximity to the reservoir are outlined in red below.



For many reasons Dahlonega is a popular tourist destination. It attracts well over a million visitors and guests year-round because of its rich history, award-winning Square, the draw of the mountains, its active recreational opportunities, film opportunities, AVA Dahlonega Plateau wine region designation, popular festivals and events, and hosts over 500 weddings a year, along with hundreds of University athletic, military, arts and academic programs. These visitors seek things to do while in the area and Lake Zwermer is an attractive, but under-utilized resource.

The new Reservoir Management Plan is intended to build on the City's excellent reputation for high water quality while at the same time achieving balanced recreational uses of the lake. It is based on nineteen years of successful practice with the existing RMP, consultation with other water resource professionals in Georgia, and review of practices from several existing RMPs for other reservoirs in the state. It recognizes that one size does not fit all and balances concerns that are unique to the watershed, the location and desires of the community.

Watershed Description

The creek watershed and associated waters is designated by the United States Geological Survey as sub-watershed HUC 031300010602, is named the Yahoola Creek sub-watershed, and drains an area of approximately 34 square miles north of Dahlonega. Bryant Creek to the west and Ward Creek to the northeast drain areas to either side of Yahoola Creek by picking up several unnamed branches each before joining the Yahoola.

Yahoola Creek rises at the confluence of Walden Creek and Walnut Cove Creek in north-central Lumpkin County, approximately 2 miles southeast of Suches, and south of State Route 60, in the southern portion of the Chattahoochee-Oconee National Forest. The creek heads south for under a mile before picking up Lee Creek from the west and Robison Creek from the northeast, then continues south for another mile before being joined by Woody Creek from the north, which rises north of and runs parallel to Yahoola Creek until their confluence. Just a third of a mile further, the creek picks up Jarrard Creek from the east, then continues south and picks up two unnamed branches, before making a sharp westerly curve to meet with Bryant Creek and turning back to the south. Yahoola Creek continues south for approximately 4.5 miles, exits the national forest, then meets Ward Creek after covering another 3.2 miles, just after crossing U.S. Route 19/State Route 60, where the two creeks form Lake Zwerner just north of Dahlonega. The creek exits Lake Zwerner to the south, and picks up Tanyard Branch after 1.6 miles, then joins the Chestatee River approximately 3 miles further south right as the waters again meet U.S. Route 19 and State Route 60 south of Dahlonega.

Although it is located in the northeast Georgia Mountains region, the valley location selected for the reservoir near the City resulted in it being relatively shallow. This has required the City of Dahlonega to be vigilant and proactive to ensure the quality of the water is kept in its highest natural form. Four Solar Bee Reservoir Circulators were installed at strategic locations to help alleviate nutrient build-up in the lake. Appropriate prohibitions and restrictions were implemented consistent with state criteria to help maintain this objective as well. Limits in public entrances, types of motorized boats, and buffer zones are just a few of the activities that have helped maintain the quality of the water in the reservoir. Water quality testing has shown that the steps the City of Dahlonega has taken in the past have kept the natural environment of the lake at its highest quality.

The Reservoir's estimated storage capacity of 850 Million gallons was and is intended by the City and County to ensure that the City and unincorporated County would have a reliable source of water for the foreseeable future. Day-to-day operations of the Reservoir are overseen by the City with the County maintaining the hiking trail that runs the entire perimeter of the lake. Since 2006 the City and County have operated Lake Zwerner under an existing Reservoir Management Plan approved by the Georgia Department of Natural Resources Environmental Protection Division in 2006. Please see Appendix C for the existing RMP.

Objectives

The primary objective of this revised plan is to continue to preserve and protect the quality of water in the Yahoola Creek Reservoir. Secondary objectives are to maintain or improve the quality of the natural environmental conditions while accommodating the safe and healthful use of the Reservoir and its lands for limited recreational purposes by the general public. These objectives can be met through a series of Prohibitions, Restrictions, Public Education and Buffer Restriction measures. These build upon existing measures from the original RMP adopted in 2005 and updated in 2006. Security and Maintenance is incorporated as part of this plan.

As required by the State Criteria for Water Supply Watersheds (Section 391-3-16-.01 (8b) of the Environmental Planning Criteria) prohibitions or restrictions will be enforced on the following activities:

- Swimming
- Fishing
- Boating
- Docks
- Public Access
- Other Activities

The following activities are prohibited or allowed on a restricted basis as described. Please note all proposed improvements mentioned in the prohibitions and restrictions are optional. None shall be specifically required to be constructed.

- SWIMMING
 - Prohibitions—The general public shall be prohibited from the following on property within the boundaries of the Reservoir:
 - Swimming shall be prohibited in all areas of the reservoir, unless held in conjunction with a Triathlon, Emergency Response, Military Training, or similar supervised event.
 - Restrictions—The following swimming and wading related activities are allowed but restricted as described below:
 - Shall be allowed only in areas assigned and contained for the activities listed above.
 - Bodily contact other than incidental contact during human-powered boating events such as canoeing, kayaking, stand-up paddle boarding, and sculling.
- FISHING
 - Prohibitions—The general public shall be prohibited from the following on property within the boundaries of the Reservoir:

- Fishing from boats shall be prohibited when the bottom of access ramp(s) is above the water surface and when ramp(s) are under repair.
 - Fishing from public road rights-of-way and bridges shall be prohibited at all times.
 - Restrictions—The following fishing related activities are allowed but restricted as described below:
 - Shall be allowed only in areas assigned and contained for these activities during designated seasons.
 - Year-round fishing shall be restricted to individuals holding a valid State of Georgia fishing license or otherwise exempt. All fishing shall be in accordance with the state regulations.
- BOATING
 - Prohibitions—The general public shall be prohibited from the following on property within the boundaries of the Reservoir:
 - Public use of boats with gasoline/diesel-powered motors.
 - Restrictions—The following boating related activities are allowed but restricted as described below:
 - Use of boats with gasoline-powered motors shall be by City Maintenance crews, or contracted vendors, performing maintenance only.
 - Boat launching will be restricted to two designated areas (existing boat launch accessed from Morrison Moore Parkway and planned dock/ramp/launch platform at Wimpy Mill Rd). These areas will be closed if the reservoir is at or below an elevation of 1232 mean sea level.
- DOCKS
 - Restrictions—The following floating and pier mounted docks and structures related construction and installation are allowed but restricted as described below:
 - Construction or improvements within the reservoir boundary is restricted to local, state, and federal government agency projects. Examples of typical projects may include floating docks, limited to a maximum of 3, with a maximum footprint of 625 square feet each and/or up to 3 reservoir pier mounted docks. Construction of piers, abutments or any other structures necessary for support of pedestrian bridges and other structures described herein shall be allowed.

- PUBLIC ACCESS

- Prohibitions—The general public shall be prohibited from the following on property within the boundaries of the Reservoir:
 - Public access to the reservoir intake facilities, the dam weir/labyrinth, spillway and any other water containment or release facilities other than the earthen dam, its approach trail and the pedestrian footbridge over the spillway.
 - Pedestrian visitors on any City-owned land, County-owned land, or jointly owned land within the boundary of the reservoir specifically fenced, gated, or posted (not including those locations described above prohibiting public access).
- Restrictions—The following access related activities are allowed but restricted as described below:
 - Vehicle parking shall be in one of four designated gravel parking areas (three existing, one future and the expansion of one of the three existing) only.
 - Only the public restroom facilities located at Morrison Moore Parkway Boat Ramp parking area and/or Wimpy Mill Road parking area shall be utilized.
 - Pedestrian visitors shall be limited to provided trails, docks, picnic areas, “zip-line” access point(s), boat ramps, parking areas or any other access facilities constructed by the City or the County for the purpose of public recreation.

- OTHER ACTIVITIES

- Prohibitions—The general public shall be prohibited from the following on property within the boundaries of the Reservoir:
 - Littering or dumping.
 - Discharge of any pollutant.
 - Feeding of wildlife.
 - Hunting on city-owned property including but not limited to the Reservoir Buffer.

Additional prohibitions determined by the City over time to be necessary or prudent.

Education

The City will conduct a public education campaign to educate the public on preserving their natural resources in various ways:

- City Website/Social Media will be used to encourage our citizens and visitors to the Reservoir to practice good stewardship of the reservoir and its environment.
- No less than annually, the City will encourage/assist the local newspaper in writing an informative article to involve the public, including University of North Georgia students in voluntary duties at the Reservoir. This will not only ask their assistance in daily clean-ups of the lake but also to report any environmental problems that may occur naturally or by means of man.
- The Lumpkin County School System will be encouraged to explore the natural habitats that surround the lake to their students and the City will volunteer their time and expertise to this program.
- Signage will be used in key locations to educate the public in pollution awareness and other matters that may affect the quality of our precious resources.

Buffer Restrictions

There shall be a Reservoir buffer zone around the entire Reservoir boundary. The buffer distance around the Reservoir shall be one hundred fifty (150) feet horizontally from the Reservoir Boundary, with the exception of City facilities described under “Restrictions” above.

Buffer restrictions on perennial streams within the reservoir watershed and within the City Limits of Dahlonega shall be the lesser of the following:

- 100 feet for perennial streams
- The distance measured horizontally from the water’s edge to a point at which natural ground contours direct stormwater AWAY from the reservoir.

There shall be no impervious surfaces placed within the buffer not specifically described under “Restrictions” above.

Buffer Zones that are cleared of trees and shrubs should be planted with native trees and shrubs. The City will maintain buffer vegetation without the use of chemical fertilizers or pesticides of any type.

The City may obtain any necessary permits for and to conduct periodic maintenance dredging of accumulated sediments to maintain adequate storage in the Reservoir. This will generally apply to the upstream portions of the reservoir near the Wimpy Mill Road bridge over Yahoola Creek. Maintenance activities in the buffer area will be performed in accordance with Federal and State rules and regulations. Reclaimed material may, but shall not be required, to be used within the reservoir boundary to establish or augment “Living Shoreline” or may be removed to maintain flow and capacity.

The City may perform facility maintenance of the dam, intake, parks or other improvements within the buffer utilizing any equipment and by any means necessary.

Where buffer areas are also wetlands, the City must approve any land-disturbing activity; and the proper permit from the US Army Corps of Engineers under Section 404 of the Clean Water Act must be obtained prior to the initiation of such activities. In areas designated as wetland restoration and/or preservation areas by the Corps, no disturbance generally will be permitted.

Appendix A: Detailed Map of Reservoir

Overall Existing and Proposed Reservoir Facility Map.... Page 15

Wimpy Mill Picnic Area Inset..... Page 16





Appendix B: Security and Maintenance Plans

Security

Security measures will be taken to ensure the public's water supply is protected through various ways:

- Fencing has been installed around the raw water intake with security cameras located on the building with 360-degree coverage. The inside of the intake building will also be monitored, and all cameras will record 24 hours a day.
- Natural dirt berms and railing are installed to prevent vehicles from accidentally entering the reservoir. Natural vegetation will be maintained at approximately 95% coverage around the shoreline to discourage vehicular or high-volume pedestrian areas.
- Bollards, boulders, and other devices will be used at all public parking areas to prevent accidental entering of vehicles into the reservoir.
- Outside lighting will be maintained at the Morrison Moore parking area and the raw water intake structure.
- Proper signage will be installed around spillways, intake structure, and other critical areas warning of danger and limited access.
- City, County and State Law Enforcement will be given full access to the facilities for security matters.

Maintenance/Quality Monitoring

Monitoring and water quality testing will be performed at the reservoir to ensure the quality of the water is being protected.

- Daily testing of turbidity, iron, manganese, pH, alkalinity and temperature will be performed on the raw water as it enters the water plant.
- Daily reservoir water levels will be recorded. When unsafe levels are detected, access to the reservoir may be limited to certain areas and/or completely restricted until a safe level of water is achieved in the reservoir.
- Weekly testing of conductivity, dissolved oxygen, turbidity, temperature, pH and flow rate on the water exiting the reservoir will continue to be performed.
- Algae/Nutrient Build-up:
 - Four Solar Bees are installed to help prevent nutrient build-up, ensure proper mixing, and reduce the chances of an algae bloom from occurring.
 - Algae sampling will be performed at the water intake on an as needed basis. If it is determined that the quality and/or quantity of the algae needs treatment, algaecide will be applied, and copper testing will be performed on the water for a minimum of five days to ensure over treatment is not occurring.
- Construction of timbered shoreline bulkhead and “Living Shorelines” to reduce bank erosion and sediment deposit, providing for nutrient uptake and facilitating growth of native aquatic trees along the shoreline shall be allowed.
- Shoreline vegetative maintenance may be performed as needed to protect and maintain recreation and other facilities.

Appendix C: Current RMP Ordinance 2005-4

AMENDMENT # 1 ORDINANCE 2005-4

AN ORDINANCE TO ESTABLISH A RESERVOIR MANAGEMENT PLAN FOR THE CITY OF DAHLONEGA PURSUANT TO REQUIREMENTS OF THE STATE OF GEORGIA ENVIRONMENTAL PROTECTION DIVISION RULES

Whereas, the State of Georgia requires that local municipalities owning small water supply reservoirs adopt Reservoir Management Plans, as described in the Georgia Department of Natural Resources, Environmental Protection Division rules, Chapter 391-3-16.01; and

Whereas, the City of Dahlonega (City) wishes to ensure that the Yahoola Reservoir is used and has available capacity for municipal raw water storage and intake; and

Whereas, Public access to the Reservoir needs to be restricted to areas and under conditions specified by the City, for protection of water quality in the Reservoir; now, therefore:

Be it hereby ordained by the City Council of Dahlonega, and it is so ordained by the authority thereof that the following Reservoir Management Plan (Plan) is hereby adopted. The effective date of this resolution shall be October 2, 2006. The resolution shall remain in effect until such time as it is repealed or superseded by a subsequent plan.

Definitions:

Buffer-means a natural or enhanced vegetated area with no or limited minor land Disturbances, such as trails and picnic areas.

Corridor-means all land within the buffer areas.

Impervious Surface-means a man-made structure or surface that prevents the infiltration of storm water into the ground below the structure or surface. Examples include buildings, roads, driveways, parking lots, decks, swimming pools, or patios.

Reservoir Boundary-means the edge of a water supply reservoir defined by its normal pool elevation. The reservoir boundary of the Yahoola Reservoir shall be at approximately 1238 NGVD (National Geodetic Vertical Datum, formerly known as mean sea level).

Reservoir Property-means all of the water supply reservoir plus adjacent lands owned by the City/County.

Perennial Stream means a stream that flows throughout the whole year as indicated on a USGC Quad map.

Utility-means public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel facilities, telephone lines, roads, driveways, bridges, river/lake access facilities, storm water systems, railroads, and other utilities identified by the City.

Prohibitions

As required in the State Criteria for Water Supply Watersheds (391-3-16.01 8. (b) (1.), the general public shall be prohibited from the following on property within the boundaries of the Reservoir:

- Public access by motorized vehicles is limited to the two parking Lots on Morrison Moore Parkway
- Wading, swimming or bathing
- Littering or dumping
- Boats with gasoline-powered motors
- Building boat docks
- Discharge of any pollutant
- Fishing, except between the hours of 6:00 a.m. and 11:00 p.m., year round by individuals holding a valid State of Georgia fishing license.

Buffer Restrictions

There shall be a Reservoir buffer zone around the entire Reservoir boundary. The buffer distance around the Reservoir shall be one hundred fifty (150) feet horizontally from the Reservoir Boundary, with the exception of City facilities. The buffer zone around the Reservoir is located entirely within land owned either in whole or in part by the City/County.

Buffer zones that are cleared of trees and shrubs should be planted with native trees and shrubs. The City is encouraged to maintain buffer vegetation without the use of chemical fertilizers or pesticides of any type.

Where buffer areas are also wetlands, the City must approve any land-disturbing activity; and the proper permit from the US Army Corps of Engineers under Section 404 of the Clean Water Act must be obtained prior to the initiation of such activities. In areas designated as wetland restoration and/or preservation areas by the Corps, no disturbance generally will be permitted.

Identification

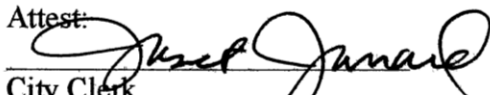
Persons entering the City property or the Reservoir boundaries may be required to show property identification to law enforcement personnel.

Expulsion/Remedies

The City reserves the right to expel persons engaged in unlawful, dangerous, or disruptive activities on Reservoir properties. In addition, any violation of this ordinance shall be punishable as for a misdemeanor with imprisonment not to exceed six months and a fine not to exceed \$1000.00.

It is so ordained this 2nd day of Oct, 2006.


Mayor

Attest: 
City Clerk

Appendix D: Draft 2025 RMP Ordinance

Ordinance 2025-

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA, GEORGIA WHICH APPEARS IN THE PUBLICATION OF THE CODE OF THE CITY OF DAHLONEGA, GEORGIA AT: CHAPER 121: RESERVOIR MANAGEMENT PLAN; AND FOR OTHER PURPOSES

Short title: "An ordinance to revise the Reservoir Management Plan of the City of Dahlonega."

WHEREAS, the City Council of Dahlonega adopted a Reservoir Management Plan for the City's Lake Zwerner reservoir August 1, 2005; and

WHEREAS, the City Council of Dahlonega, Georgia adopted Amendment One to the Reservoir Management Plan on October 2, 2006; and

WHEREAS, the City Council of Dahlonega desires to update and amend the Reservoir Management Plan further by way of this Amendment Two.

NOW, THEREFORE, be it ordained, and it is so ordained by the authority of the City Council of Dahlonega, that Chapter 121; shall further be amended to incorporate by reference in its entirety a document entitle City of Dahlonega, Georgia Reservoir Management Plan of December 2025.

Adopted and ordained this ____day of December 2025.

By:

JoAnne Taylor, Mayor

Attest:

Rhonda Hansard, City Clerk

RESOLUTION 2025-00X
THE CITY OF DAHLONEGA, GEORGIA
RESOLUTION TO FUND PROJECTS FROM THE CITY’S GENERAL FUND TO BE
REPAID FROM 2026 SPLOST PROCEEDS

WHEREAS, the City of Dahlonega, Georgia (the “City”) intends to pay for certain capital costs incurred in connection with the 2026 SPLOST (the “Projects”) prior to the collection of the 2026 SPLOST proceeds; and

WHEREAS, Georgia law permits the City to use proceeds from its general fund to complete all or a portion of the Projects prior to the full collection of the SPLOST proceeds and to repay the same from SPLOST proceeds when they are collected; and

Now therefore, it is hereby resolved by the City Council of the City of Dahlonega, as follows:

The City may fund some or all of the Projects from its General Fund prior to the full collection of the 2026 SPLOST proceeds and repay the same from the 2026 SPLOST proceeds.

ADOPTED this ____ day of _____, 2025.

CITY OF DAHLONEGA, GEORGIA

By: _____
JoAnne Taylor, Mayor

Attest:

Rhonda Hansard, City Clerk



City Council Agenda Memo

DATE: 11/5/2025
TITLE: Solid Waste Truck Purchase
PRESENTED BY: Garrett Harris
PRIORITY Strategic Priority - Effectively Manage Growth

AGENDA ITEM DESCRIPTION

The purpose of this item is to seek City Council approval for the purchase of a replacement solid waste vehicle.

HISTORY/PAST ACTION

The vehicle purchase was approved in the 2026 adopted budget at an estimated cost of \$300,000.

FINANCIAL IMPACT

The quoted cost of the vehicle is \$243,171.75. The quote was received from Sansom Equipment Company through a Sourcewell contract. Ancillary funding will be required for related items (e.g. lights, marking, etc...) but these will be purchased at the staff level.

RECOMMENDATION

Staff recommends approval of this purchase for the cost shown above and on the attached quote from Sansom Equipment Company.

SUGGESTED MOTIONS

"...motion to approve purchase of vehicle from Sansom Equipment Company at the price and as described in the attached quote."

ATTACHMENTS

Sansom Equipment Company quote.



QUOTE

QUOTE # SECQ9244

DATE Nov 5, 2025

CONTRACT CUSTOMER ID # 29752

CONTRACT # 110223-NWY

To: Garrett Harris
City of Dahlonega
465 Riley Road
Dahlonega, GA 30533
United States

Sales Contact: Lance Ellis
(706) 825-6814
lance@secequip.com

Phone: 706-482-2712
gharris@dahlonega.gov

QUOTE STATUS	SHIPPING TERMS	DELIVERY IN DAYS	PAYMENT TERMS
Budgetary	Customer Location	Within 30 Days	Net Delivery

QTY	DESCRIPTION
1	20 Yd. New Way Cobra Rear Loader
1	Pump, Safety shutdown curbside, driver buzzer curbside, Interlock on access door, 5.6" Rear vision camera, prime only, Upper Body Floor 10GA, 80K, Hopper Floor 1/4" 50K and back 1/4" 100K, Tailgate Lower, Sides 7GA 50K, Slide Face 7GA 50K, Ejection Panel Face 10GA 50K, Induction Hardened Slide & Sweep Rods, Slide Cylinder Covers, Access door 30x30, One Year Body Warranty, One Year Hydraulics Warranty, Two Year Cylinder Warranty
1	Upper Body Floor 1/4" 50k from 10GA, 80K
1	Hopper Floor and Back 3/8" 50k from 1/4" 50K and back 1/4" 100K
1	Hopper Floor Back Extension (Limits fall back into hopper)
1	Full Body Weld Inside vs. Stitched
1	Bolt on Reefer Plate & Future Cable Guide Supports (No Cable Guide)
1	Extra Valve Section With EXTENDED Handle/pivot (rear valve for future cart tipper installation
1	Extra Valve Section With EXTENDED Handle/pivot LEFT (rear valve for future cart tipper installation
1	Extra Valve Section & Handle (rear valve for future container handling option)
1	Street Side Linkage to Operate Tipper Valve Section (126373 - Pivot) (121731 - STD) (121735 - Long)
2	Add Hydraulic Tubing To Tailgate Side For Future Tipper Install (Per Side) (116341 - Right side & Center) (136729 - Left Side)
1	Access Door Steps (ladder - includes grab handles)
1	Acrylic Urethane Enamel (16-20RL) White

QTY

DESCRIPTION

1	Prime Inside Body (recommended for stock units)
1	LED Work Lights (2) Mounted Inside Upper Tailgate Shining In Hopper
1	LED Mid Body Back-Up Lights Includes Up To (2) Lights
1	Strobe Light Package (Integrated Strobe System) ((2) round lights mounted upper tailgate)
1	Strobe Light Package (Integrated Strobe System) ((2) round lights mounted lower tailgate)
1	Strobe Light Package (Integrated Strobe System) ((2) round lights mounted upper front bulkhead)
1	Strobe Light (Surface Mount) (113576 - Center Rear) (116130 - Offset Street Side) (117029 - Bulkhead)
1	7.0" Color Flat Screen w/Audio
1	Standard Mounting Kit
1	Safety Shut Down Streetside
1	Driver Alert Buzzer Street Side
1	In Cab Air Controls For Tailgate and Eject
1	12,000 lb. Reeving Cylinder w/ Latch Kit - BOLT ON
1	Mounting of Rear Loader Body Single Axle
1	Hot shift PTO with overspeed and Pack on Go
2	Bayne Revolution Tippers 1999-0520-mnt
1	Mounting of Two Tippers
1	New International MV Chassis - L9 Cummins 300hp - Allison 3500 RDS
1	Freight

This quote does not include any federal, state, or local taxes.

* In stock equipment are subject to prior sale. *

This Quote is valid for 30 Days.

Please contact me if I can be of further assistance.

TOTAL

\$243,171.75

BIRMINGHAM OFFICE

2800 Powell Avenue
Birmingham, AL 35233
Ph: (205) 324-3104
Fax: (205) 324-2679

MOBILE OFFICE

2025 West I-65 Service Road North
Mobile, AL 36618
Ph: (251) 631-3766
Fax: (251) 631-3768

**SHELBYVILLE OFFICE**

3196 Highway 231 North
Shelbyville, TN 37160
Ph: (615) 696-7066
Fax: (615) 413-5323

STONECREST OFFICE

2601 South Stone Mountain Lithonia Road
Stonecrest, Georgia 30058
Ph: (706) 685-6900
Fax: (706) 609-3491

**STATESBORO GA OFFICE**

207 Hal Averitt Blvd.
Statesboro, Georgia 30458
(912) 549-0005



City Council Agenda Memo

DATE: 11/13/2025
TITLE: Tower Radio AMI Meter Read System
PRESENTED BY: Allison Martin, City Manager
PRIORITY Strategic Priority - Infrastructure

AGENDA ITEM DESCRIPTION

Tower Radio AMI Meter Read System

HISTORY/PAST ACTION

This project was approved as part of the 2026 SPLOST referendum. The projected budget was \$1.2 million. While this quote is above that number, considering inflation and growth in sales tax it is expected that this amount will fully be funded via the SPLOST program. This is a sole source project due to the choice of meters the city uses and the meter reading software. This is a turnkey package including training. There is an annual cost which will be funded from the water/sewer fund. This project will help us early detect leaks, allow our meter reader to focus on maintenance tasks, and increase revenues when we reduce lost water that we've paid to treat.

FINANCIAL IMPACT

None to operating; SPLOST project.

RECOMMENDATION

It is the recommendation of staff that this project be approved to avoid any further price increases.

SUGGESTED MOTIONS

n/a

ATTACHMENTS

AMI quote



CONSOLIDATED PIPE AND SUPPLY COMPANY, INC.
3400 NOVIS POINTE
ACWORTH, GA 30101
(678)574-7480

JOB: CITY OF DAHLONEGA, GA
MASTER METER AMI PROPOSAL

DATE: 9/4/2025

ATTN: RON SIMMONS

ALLEGRO AMI METER/REGISTER PRICING			
QTY.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
5/8x3/4" & 1" Meters			
1,280	5/8x3/4" MASTER METER BLMJ USG METER BRZ BOTTOM W/ALLEGRO UTG REGISTER B12-A31-A15-0101A-1 (original qty for this item was 1,739 - we have subtracted 459 from this qty to reflect the Allegro registers previously installed by the City)	265.00	339,200.00
345	5/8x3/4 Allegro Reg 199-070-38-06-F	215.00	74,175.00
190	1" MASTER MTER BLMJ USG METER BRZ BOTTOM W/ALLEGRO UTG REGISTER B16-A31-A15-0101A-1	375.00	71,250.00
2274	Nicor 10x19 lids w/ lock	75.00	170,550.00
1,815	Labor for 5/8x3/4 and 1" Meter Installation (this qty has also been adjusted to reflect the allegro registers previously installed by the City)	98.00	177,870.00
SUB TOTAL:			662,495.00
2" WATER METERS			
11	2"x10" SS OCTAVE METER W/FLTG. FLG. & ENCODER MODULE W/NICOR	\$1,950.00	\$21,450.00
11	2"x7" SS SPOOL PIECE W/TEST PORT & FLTG. FLG.	\$155.00	\$1,705.00
65	Master Meter Encoder Modules 5'	\$185.00	\$12,025.00
65	MASTER METER ALLEGRO PIT MOUNT RADIO W/ANTENNA	\$215.00	\$13,975.00
22	2" OVAL METER FLANGE BOLT & GSKT KITS	\$6.50	\$143.00
11	INSTALLATION FOR 2" OCTAVE METER	\$2,550.00	\$28,050.00
SUB TOTAL:		\$4,876.50	\$77,348.00
3" WATER METERS			
2	3" SS Octave meter W/ FLTG FLG & Encoder Module	\$2,850.00	\$5,700.00
2	3" Uni Flange	\$55.00	\$110.00
2	3x2 Flg x Pe spool piece	\$450.00	\$900.00
4	3" BNG kit 150 w/ss kits	\$15.00	\$60.00
22	Master Meter Encoder Modules 25'	\$185.00	\$4,070.00
22	MASTER METER ALLEGRO PIT MOUNT RADIO W/ANTENNA	\$215.00	\$4,730.00
2	3" INSTALLATION FOR 3" OCTAVE METER	\$3,550.00	\$7,100.00
SUB TOTAL:		\$400.00	\$22,670.00
4" WATER METERS			
7	Master Meter Encoder Modules 25'	\$285.00	\$1,995.00
7	MASTER METER ALLEGRO PIT MOUNT RADIO	\$215.00	\$1,505.00
SUB TOTAL:		\$500.00	\$3,500.00

6" WATER METERS			
1	Master Meter Encoder Modules 25'	\$285.00	\$285.00
1	MASTER METER ALLEGRO PIT MOUNT RADIO	\$215.00	\$215.00
	SUB TOTAL:	\$500.00	\$500.00
1-1/2" WATER METERS			
39	1-1/2" SS OCTAVE METER W/FLTG. FLG. & ENCODER MODULE W/NICOR W/3" Spool	\$1,950.00	\$76,050.00
39	MASTER METER ALLEGRO PIT MOUNT RADIO	\$215.00	\$8,385.00
78	1-1/2 Oval BN&G kit	\$6.50	\$507.00
39	LABOR TO INSTALL 1-1/2" OCTAVE METER	\$2,550.00	\$99,450.00
	SUB TOTAL:	\$4,721.50	\$184,392.00
SUB TOTAL FOR ALLEGRO AMI METERS & INSTALLATION:			\$950,905.00

ALLEGRO AMI INFRASTRUCTURE PRICING			
QTY.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
2	ALLEGRO BASE STATION KIT	\$38,000.00	\$76,000.00
2	ALLEGRO BASE STATION & TOWER INSTALLATION RHS-ALL-F-INB	\$22,000.00	\$44,000.00
8	ALLEGRO STANDARD REPEATER - 199-260-03	\$2,700.00	\$21,600.00
8	ALLEGRO REPEATER EXTERNAL ANTENNA 992-093-18	\$750.00	\$6,000.00
8	ALLEGRO REPEATER LMR400 CABLE ASSEMBLY 994-043-72	\$250.00	\$2,000.00
1	REPEATER INSTALLATION Elevated Tank RHS-ALL-F-INR	\$18,500.00	\$18,500.00
7	Standard Repeater installation on 70' pole	\$5,500.00	\$38,500.00
2	License Fee - RSS-HAR-F-FCC-N	\$1,650.00	\$3,300.00
2	Pre-Implementation Site Visit - RHS-ALL-F-SYS-PM1	\$5,500.00	\$11,000.00
7	70' Pole (Includes Pole, Labor, Delivery & Insatallation)	\$14,500.00	\$101,500.00
SUB TOTAL FOR ALLEGRO AMI INFRASTRUCTURE:			\$322,400.00

HARMONY MDM CUSTOMER PORTAL & SMART WATER APP			
QTY.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	Harmony Software System Setup and Training (3 days) RSS-HAR-A-TR3	\$9,800.00	\$9,800.00
1	OPTIONAL: CUSTOMER ENGAGMENT BUNDLE (MY WATER ADVISOR MOBILE APP & MWA ONLINE CUSTOMER PROTAL) RSS-MWA-A	\$21,000.00	\$21,000.00
SUB TOTAL FOR HARMONY SOFTWARE SYSTEM, TRAINING & SET UP:			\$30,800.00

Annual Recurring Costs			
QTY.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
10	Total Annual Recurring Maintenance, Data Hosting & Software Support <i>Annual Recurring Costs Include the Following:</i> <i>- Allegro Base Station Annual Maintenance (1 Base Station @ \$5,000.00ea/yr)</i> <i>- Allegro Repeater Annual Maintenance (5 Repeaters @ \$350.00ea/yr)</i> <i>-</i> <i>Harmony Fixed Base Annual Data Hosting/Support (2407 meters @ \$1.54ea/yr)</i>	\$18,750.00	\$187,500.00

TOTAL FOR COMPLETE AMI SYSTEM:			\$1,491,605.00
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CITY OF DAHLONEGA BUDGET CALENDAR

FISCAL YEAR 2027

March 2	Budget Preparation Begins Provide capital budget request forms and budget calendar to management
March 2	Budget Entry Opened on BS&A Software Operational budget requests will be submitted electronically using BS&A financial software – individualized training provided as-needed
April 20	Capital Budget Requests Due Completed capital budget request forms are due to the finance department
April 30	Operational Budget Requests Due Department operational budgets should be finalized in BS&A financial software
May 1-15	City Manager Budget Request Review City Manager Budget Meetings with Department Directors
May 18-29	Budget Development by Finance Department Prepare personal service budget projections and revenue projections Prepare draft budget document
June 15	City Manager's Budget in Draft Form (WORK SESSION) Draft City Manager's Budget
June 22-25	Council Budget Workshops Council will review the City Manager's Budget
July 6	Present City Manager's Proposed Budget (MEETING) Present proposed budget at City Council Meeting; place a copy of the Proposed Budget in City Hall and on the City's website for public review
August 3	Public Hearing on Proposed Budget Public Hearing at Council Meeting (OCGA 36-81-5)
August 17	Adoption of Budget Resolution; Establish Millage Rates; Adoption of Rates and Fees; Approval of Budget Contracts (SPECIAL CALLED MTG AFTER WORK SESSION)
October 1	Fiscal Year Begins

2026



Proposed City of Dahlongega City Council Meeting Schedule

January						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

City of Dahlongega Government Holiday

City of Dahlongega CC Regular Meeting

GMA Annual Convention - Savannah

City of Dahlongega CC Work Session

GMA Cities United Summit - Atlanta



Agenda Memo

DATE: 12/1/2025
TITLE: Ordinance 2025-06 as to REZN 25-04
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Ordinance 2025-06 as to REZN 25-04 Annexation and Zoning: Bryan Bergstein, applicant and property owner, seeks annexation and PUD (Planned Unit Development) zoning for 4.30 acres (Land Lot 145, 2nd District, 1st Section, Lumpkin County) (Map/Parcel 081 009) fronting 384.22 feet on the west side of South Chestatee Street (SR 60/ US Hwy 19) 162 feet northwest of Old Village Lane (a.k.a. 3400 South Chestatee Street). Existing character area in unincorporated Lumpkin County is gateway corridor. Proposed use: Fee simple townhouses (40 units).

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

The Zoning Administrator recommends remand of this matter to the Planning Commission meeting of January 6, 2026.

SUGGESTED MOTIONS

Motions to remand this matter to the Planning Commission meeting of January 6, 2026.

ATTACHMENTS

None.
