

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

**ORDINANCE NUMBER            06-2020**

**AN ORDINANCE TO AMEND SUBPART B, CHAPTER 109 OF THE CODE OF THE CITY OF DAWSONVILLE, GEORGIA, RELATED TO ZONING DISTRICTS FOR UNPAVED AND/OR GRAVEL ROADWAYS WITHIN THE CITY LIMITS; TO AMEND THE GRAVEL ROAD SPECIFICATIONS RELATED TO PAVING, STORMWATER AND RELATED MATTERS; AND FOR OTHER PURPOSES.**

WHEREAS, Subpart B, Chapter 109 Section 58 sets forth the zoning districts in the City where unpaved and/or gravel roadways will be allowed subject to construction standards and regulations as further provided in Chapter 109;

WHEREAS, the Mayor and City Council desire to amend and clarify Chapter 109 Section 58 on the allowed zoning districts based upon existing land use patterns within the City, sound planning and the environmental goal of less impervious surfaces; and

WHEREAS, the Mayor and City Council desire to amend and clarify Chapter 109 Section 59 on gravel road specifications related to paving, stormwater and related matters.

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

**SECTION 1.**

Subpart B, Chapter 109 of the Code of the City of Dawsonville, Georgia, is hereby amended by repealing the existing Section 109-58 and replacing it with a new Section 109-58 as follows:

**Sec. 109-58. – Where Gravel Roads Allowed.**

Gravel roads are only allowed in RA or R-1 zoned properties where the development contains only residential properties with five (5) or more acres per lot, where the total number of lots served by gravel roads does not exceed 20 and no other zoning category adjoins the gravel road other than at an intersection with a paved road. All gravel roads must meet the specifications of this Article VIII. Other than as set forth in this Article VIII, all roads must be paved to specifications as set forth in these development regulations including but not limited to the requirements of Article VI.

## **SECTION 2.**

Subpart B, Chapter 109 of the Code of the City of Dawsonville, Georgia, is hereby amended by repealing the existing Section 109-59 and replacing it with a new Section 109-59 as follows:

### **Sec. 109-59. – Gravel Roadway Specifications.**

All developments constructing gravel roads shall comply with the minimum specifications for such roads provided for herein, as well as other applicable industry standards. Gravel roads shall be constructed to the following specifications as a precondition to dedication and acceptance into the City system of streets and roads:

- (a) Gravel roads shall have a minimum fifty (50) foot right of way which shall be cleared, properly sloped and stabilized with only road signage, entry driveways and mailboxes within the right of way. Dead-end roads shall have a cul-de-sac with a minimum one hundred (100) foot diameter right of way. Cul-de-sac shall have a minimum eighty (80) foot diameter of travel lane.
- (b) Roadbeds shall have a minimum driving surface width of twenty (20) feet with a six (6) inch or more layer of compacted graded aggregate base stone. The base layer shall be compacted according to industry standards and coated with calcium chloride at a rate of .30 gallons per square yard, or greater as per accepted industry standards.
- (c) Gravel roads shall be ditched, crowned, and properly drained. Shoulders width shall be a minimum of five (5) feet and all disturbed rights-of-way shall be grassed and constructed in compliance with an approved soil erosion, stormwater and sediment control plan and/or best management practices.
- (d) All driveways accessing upon gravel roads shall have properly installed culverts in the roadway ditch, which conform to the following specifications:
  - (1) The driveway culvert shall be a minimum of eighteen (18) inches in diameter and twenty-five (25) feet in length.
  - (2) Driveway culvert pipe sizes must be approved by the City Manager or his designee, and shall be made of concrete, HDPE or galvanized steel.
  - (3) The City does not provide pipe or place pipe for driveways. The property/development owner shall be responsible for purchasing and installing such pipe.
  - (4) A permit shall be obtained for each driveway, which may be obtained by applying with the planning and zoning department.
- (e) Gravel road grades shall not exceed twelve (12) percent and cul-de-sac's grades shall not exceed six (6) percent; provided further, that roadway grades at intersections with other roadways (paved or gravel) shall not exceed five (5) percent for a distance of a minimum of fifty (50) feet from the intersected road right-of-way.

(f) Curb, gutter, and curb cuts shall not be required. However, gravel road cross-drains shall be designed for a fifty (50) year frequency flood event. The cross-drain material shall be reinforced concrete pipe with end treatments and outlet rip rap apron.

(g) All gravel roads and paved gravel roads shall comply with Chapter 107 Stormwater Management and the owner/developer shall present to the City a plan indicating compliance prior to being accepted for dedication purposes by the City.

(h) The owner/developer may at the owner/developer's expense place a layer of asphalt pavement on a properly constructed gravel road in accordance with the following specifications: 6 inches of graded aggregate base (GAB), 2+ inches of B Binder/19mm asphalt base and 1.5 inches of F topping/9.5mm type 2 asphalt surface course.

(i) The owner/developer shall at the owner/developer's expense erect galvanized steel sign post(s) with City approved aluminum sign(s) thereupon, giving the name of the road and shall bear the cost of erecting all traffic control signs at appropriate locations along the roadway as required by the City Manager and/or his designee.

### **SECTION 3.**

If any section, provision or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Ordinance would have been adopted had such invalid portion not been included herein.

### **SECTION 4.**

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

### **SECTION 5.**

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

**SO ADOPTED AND ORDAINED** by the City Council of Dawsonville, Georgia, this 20 day of April, 2020.

**MAYOR AND DAWSONVILLE CITY  
COUNCIL**

By: \_\_\_\_\_

Mike Eason, Mayor

ATTESTED TO BY:

  
Beverly A. Banister, City Clerk

