



# CITY OF DAHLONEGA

## City Council Meeting Agenda

**February 02, 2026, 6:00 PM**

**Gary McCullough Chambers, Dahlonega City Hall**

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### **I. CALL TO ORDER**

### **II. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

### **III. APPROVAL OF AGENDA**

### **IV. PUBLIC COMMENTS - PLEASE LIMIT TO FOUR MINUTES PER SPEAKER**

### **V. APPROVAL OF MINUTES**

- (1.) Regular Meeting of January 5, 2026  
Rhonda Hansard, City Clerk
- (2.) Work Session of January 20, 2026  
Rhonda Hansard, City Clerk

### **VI. CITY REPORTS**

- (1.) December 2025 - Financial Report  
Allison Martin, City Manager

### **VII. ORDINANCES AND RESOLUTIONS**

- (1.) Ordinance 2025-10 regarding REZN 25-09 Rezoning: Laurel Hackinson, applicant and property owner, seeks rezoning from B-3 (Historical Business District), Conditional (use limited to a quilt shop) to B-3 (Historical Business District) for 0.52 acre fronting on the northwest side of Warwick Street and the southwest side of Church Street (Map/Parcel D07/056) (315 Church Street). Proposed use: Multi-family residential/short-term rental and any historic business use (remove existing condition limiting the property to a quilt shop).  
Doug Parks, City Attorney

### **VIII. OTHER ITEMS**

- (1.) Alcoholic Beverage License for Consumption on Premises - Class D, Retail Liquor by the Drink; Class E, Retail Beer by the Drink; and, Class F, Retail Wine by the Drink - on behalf of Chef Paco LLC located at 270 E. Main Street  
Sarah Waters, Assistant City Clerk

### **IX. STAFF / COUNCIL ANNOUNCEMENTS AND COMMENTS - PLEASE LIMIT TO THREE MINUTES**

Clerk Comments

City Manager Comments

City Attorney Comments

City Council Comments

Mayor Comments

**X. ADJOURNMENT**



## CITY OF DAHLONEGA City Council Meeting Minutes

January 05, 2026, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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

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

Mission Statement - Dahlonega, 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.

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### CALL TO ORDER

Mayor Taylor addressed the gallery and thanked the citizens for supporting her over the last four years.

Rhonda Hansard, City Clerk, called the Regular Meeting to order at 6:02 p.m. with the following Councilmembers present: Ariemma, Bagley, Brown, Reagin, and Shirley; Councilman Gaddis was absent.

Ms. Hansard recognized Judge Joy Parks, Superior Court Judge, and asked Judge Parks to come forward and administer the Oaths of Office.

### INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Councilman Brown led the Invocation and the Pledge of Allegiance to the American Flag was led by Councilman Reagin.

### OATH OF OFFICE FOR NEWLY ELECTED OFFICIALS

Judge Parks administered the Oath of Office to Mayor Elect Sam Norton. Mayor Taylor transferred the gavel to Mayor Norton.

Then, Judge Parks administered the Oath of Office to Councilmember John Anthony Owens III ("Tony").

Mayor Norton recognized Mayor Taylor and Councilmember Gaddis for their service to the community and stated that both individuals will be missed; in addition, the Mayor recognized officials that were in attendance for this evening's Regular Meeting.

Mayor Norton and the Council presented Mayor Taylor with a gift prior to her departure.

### OATH OF OFFICE FOR POLICE OFFICERS

Judge Parks administered the Oath of Office to seven (7) Police Officers, one (1) Code Compliance Officer, and one (1) Building Inspector [George M. Albert; Hunter J. Bauman; Timothy L. Martin; Clarence V. Mundy; Ceszar J. Ramos; Cody L. Sprague; Noah T. Sprague; Nicholas C. Weathington; and, Christopher J. Weeks].

Mayor Norton recessed the Regular Meeting at 6:27 p.m.

Mayor Norton reconvened the Regular Meeting at 6:38 p.m. with all Councilmembers present.

**APPROVAL OF AGENDA**

The Approval of Agenda occurred following Public Comments; see below.

**OATH OF OFFICE FOR NEWLY ELECTED OFFICIALS (continued)**

Heard following *Invocation and Pledge of Allegiance to the American flag*; see above.

**OATH OF OFFICE FOR POLICE OFFICERS (continued)**

Heard following *Invocation and Pledge of Allegiance to the American flag*; see above.

**APPROVAL OF CONSENT AGENDA**

There was a motion by Councilman Reagin and a second by Councilman Brown to approve the Consent Agenda.

Motion carried unanimously.

*[Clerk's note: there were no Items under the Consent Agenda.]*

**PUBLIC COMMENTS - PLEASE LIMIT TO FOUR MINUTES PER SPEAKER**

The following individuals addressed the Council during Public Comments:

Thomas Gordineer

Roger (last name was not provided)

**APPROVAL OF AGENDA (continued)**

There was a motion by Councilman Ariemma and a second by Councilman Bagley to postpone Item 3. under *Ordinances and Resolutions* [Ordinance 2025-10 regarding REZN 25-09

Rezoning - New protective conditions to be imposed: Laurel Hackinson, applicant and property owner, seeks rezoning from B-3 (Historical Business District), Conditional (use limited to a quilt shop) to B-3 (Historical Business District) for 0.52 acre fronting on the northwest side of Warwick Street and the southwest side of Church Street (Map/Parcel D07/056) (315 Church Street). Proposed use: Multi-family residential/ short-term rental and any historic business use (remove existing condition limiting the property to a quilt shop).].

Doug Parks, City Attorney, requested clarification that the motion to postpone was intended to postpone to the next Regular Meeting of the Council; Councilmembers Ariemma and Bagley confirmed.

Motion carried with four members in favor (Ariemma, Bagley, Brown, and Owens) and two members opposed (Reagin and Shirley).

*[Clerk's note: this Item will appear on the Agenda of February 2, 2026.]*

**APPROVAL OF MINUTES**

There was a motion by Councilman Brown and a second by Councilman Shirley to approve the Special Called Workshop of December 8, 2025 Minutes; the Public Hearing of December 15, 2025 Minutes; the Work Session of December 15, 2025 Minutes; and, the Special Called Meeting of December 15, 2025 Minutes as presented.

- a. Special Called Workshop of December 8, 2025

Rhonda Hansard, City Clerk

- b. Public Hearing of December 15, 2025  
Rhonda Hansard, City Clerk
- c. Work Session of December 15, 2025  
Rhonda Hansard, City Clerk
- d. Special Called Meeting of December 15, 2025  
Rhonda Hansard, City Clerk

Motion carried unanimously.

### **APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS**

There were no *Appointments, Proclamations, and Recognitions*.

### **ANNOUNCEMENTS**

There were no *Announcements*.

### **CITY REPORTS**

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

Allison Martin, City Manager, presented the Financial Report - 2025.

Mayor Norton noted that alcohol sales seemed low. Manager Martin confirmed and stated that, coupled with renewals, the Council will see an increase.

The Council held a discussion to include the Hotel/Motel Tax Fund and whether the City has a strategy to increase the months of January through April to be more like November. Manager Martin addressed the Council and confirmed that Sam McDuffie, Dahlonega-Lumpkin County Visitors Bureau Executive Director, will be providing a presentation to the Council at the next Work Session to address strategic marketing.

Mayor Norton requested that during the Council's Work Session and in conjunction with Mr. McDuffie's presentation (mentioned above), an explanation of the requirements for disbursements of Hotel/Motel Tax Funds be provided.

No Council action was taken.

### **ORDINANCES AND RESOLUTIONS**

- 2. Ratification of Ethics Ordinance  
Sam Norton, Mayor

Mayor Norton addressed the Council regarding the Ethics Ordinance and the Principles of Public Service Ethics.

There was a motion by Councilman Brown and a second By Councilman Shirley to ratify the City of Dahlonega Ethics Ordinance.

The Council held a discussion to include Councilmember Ariemma requesting that the Council look at things in a different light and he read aloud Section 8 and referenced Section 10 of the City's Ethics Code.

Mayor Norton stated that everything is up to interpretation, the public is the judge of indiscretion, and that Councilmembers should recuse themselves if they feel there is a conflict; he thanked the Council for the open dialogue.

Motion carried unanimously.

3. Ordinance 2025-10 regarding REZN 25-09 Rezoning - New protective conditions to be imposed: Laurel Hackinson, applicant and property owner, seeks rezoning from B-3 (Historical Business District), Conditional (use limited to a quilt shop) to B-3 (Historical Business District) for 0.52 acre fronting on the northwest side of Warwick Street and the southwest side of Church Street (Map/Parcel D07/056) (315 Church Street). Proposed use: Multi-family residential/ short-term rental and any historic business use (remove existing condition limiting the property to a quilt shop).

Doug Parks, City Attorney

The Council voted, during *Approval of Agenda*, to postpone this Item to the next Regular Meeting.

*[Clerk's note: this Item will appear on the Agenda of February 2, 2026.]*

4. Resolution for Off-Duty Deputies Working for the City of Dahlonega to be covered. This Resolution follows up on the discussion regarding this topic during the Work Session.

Doug Parks, City Attorney

Doug Parks, City Attorney, addressed the Council regarding the proposed Resolution and confirmed that the City's carrier had reviewed the Resolution.

Allison Martin, City Manager, confirmed that staff recommends approval of the Resolution.

There was a motion by Councilman Ariemma and a second by Councilman Brown to approve the Resolution.

Manager Martin confirmed this Resolution covers off duty officers and volunteers for City Hall.

Motion carried unanimously.

## **CONTRACTS AND AGREEMENTS**

There were no *Contracts and Agreements*.

## **OTHER ITEMS**

There were no *Other Items*.

## **COMMENTS - PLEASE LIMIT TO THREE MINUTES**

Clerk Comments

Rhonda Hansard, City Clerk, welcomed Mayor Norton and Councilman Owens. Ms. Hansard announced that the 2026 meeting schedules for the City Council, Planning Commission, and the Historic Preservation Commission have been published.

#### **City Manager Comments**

Allison Martin, City Manager, stated that a Groundbreaking Ceremony for the North Grove Phase II Sidewalk Project will occur and a date and time for the event will soon be announced. Manager Martin announced that the Cities United Summit hosted by GMA will occur during the last weekend of January in Atlanta.

#### **City Attorney Comments**

Doug Parks, City Attorney, had no comments.

#### **City Council Comments**

Councilman Ariemma welcomed Mayor Norton back and stated that the City is blessed to have the current staff that it has in place.

Councilman Bagley thanked the City Manager and staff for how wonderful the City looks.

Councilman Brown thanked City staff for what they did during the Christmas holidays and announced that he is looking forward to working with Mayor Norton and Councilman Owens; he stated that the Council has great opportunities ahead.

Councilman Reagin extended his congratulations to Mayor Norton and Councilman Owens.

Councilman Shirley welcomed Mayor Norton and Councilman Owens. The Councilman announced that he is looking forward to serving the City for a second term and is grateful to be able to serve the City and its citizens. He also stated that he is looking forward to working with the new Mayor and Councilmember.

Councilman Owens thanked the community for the opportunity to serve the City, thanked the City Manager and staff for providing an onboarding session, and stated that he is excited to serve.

#### **Mayor Comments**

Mayor Norton stated that it was encouraging to have such a large group come to show support for him and the Council and that his goal is to leave things in better shape than he found them.

#### **ADJOURNMENT**

There was a motion by Councilman Owens and a second by Councilman Brown to adjourn the Regular Meeting.

Motion carried unanimously, and the Regular Meeting was adjourned at 7:12 p.m.

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Guideline Principles - The City of Dahlonega will be an open, honest, and responsive city that balances

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preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlonega commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare...for ALL!

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## CITY OF DAHLONEGA City Council Work Session Minutes

January 20, 2026, 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

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On Tuesday, January 20, 2026, at 4:00 p.m. in the Gary McCullough Council Chambers at Dahlonega City Hall, the Dahlonega City Council held a Work Session with the following persons present: Johnny Ariemma - Member, Lance Bagley - Member, Dan Brown - Member, Tony Owens - Member, Ryan Reagin - Member, Ross Shirley - Member, Sam Norton - Mayor, Doug Parks - City Attorney, Allison Martin - City Manager, and Rhonda Hansard - City Clerk.

### CALL TO ORDER

### APPROVAL OF AGENDA

### BOARDS AND COMMITTEES

1. Cemetery Committee - December 2025  
*Mark Buchanan, City Engineer*
2. Downtown Dahlonega Main Street Program - December 2025  
*Ariel Alexander, Downtown Development Director*

DEPARTMENT REPORTS AVAILABLE AT: <https://dahlonega.gov/catergory/department-reports/>

3. Community Development - December 2025  
*Allison Martin, City Manager*
4. Finance and Administration Department - December 2025  
*Kimberly Stafford, Finance Manager*
5. Police - December 2025  
*George Albert, Chief of Police*
6. Public Works - December 2025  
*Mark Buchanan, City Engineer*
7. Water and Wastewater Treatment - December 2025  
*John Jarrard, Water/Wastewater Treatment Director*

**APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS**

**PRESENTATIONS**

**ORDINANCES AND RESOLUTIONS**

**AGREEMENTS AND CONTRACTS**

**OTHER ITEMS**

8. *Alcoholic Beverage License for Consumption on Premises - Class D, Retail Liquor by the Drink; Class E, Retail Beer by the Drink; and, Class F, Retail Wine by the Drink - on behalf of Chef Paco LLC located at 270 E. Main Street*  
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**

Mayor Norton called the Work Session to order at 4:00 p.m. with all Councilmembers present.

**APPROVAL OF AGENDA**

There was a motion by Councilman Ariemma and a second by Councilman Bagley to approve the Agenda as presented.

Motion carried unanimously.

**UNDER BOARDS AND COMMITTEES THE FOLLOWING OCCURRED:**

**1. Cemetery Committee - December 2025**

Mark Buchanan, City Engineer, and Allison Martin, City Manager, addressed the Council regarding the Cemetery Committee. Manager Martin confirmed that if additional plots are created in Memorial Park, the number will be updated via Ordinance.

No Council action was taken.

**2. Downtown Dahlonega Main Street Program - December 2025**

Ariel Alexander, Downtown Development Authority Director, addressed the Council regarding the Downtown Dahlonega Main Street Program and confirmed that the next meeting regarding *Old Fashioned Christmas* will be held this week.

No Council action was taken.

**UNDER DEPARTMENT REPORTS THE FOLLOWING OCCURRED**

**3. Community Development - December 2025**

Allison Martin, City Manager, addressed the Council and provided the *Community Development - December 2025 Department Report*. Manager Martin stated that she and Tim Martin held discussions regarding outstanding PUD developments and additional discussion with the Council is an item proposed for the Agenda of the upcoming Council Retreat.

No Council action was taken.

**4. Finance and Administration Department - December 2025**

Kimberly Stafford, Finance Manager, addressed the Council and provided the *Finance and Administration - December 2025 Department Report*.

No Council action was taken.

**5. Police - December 2025**

Chief George Albert addressed the Council and provided the *Police - December 2025 Department Report*.

The Council held a discussion that included the homeless population within the City. Chief Albert stated that there are typically three to four homeless in the City and that sometimes they are seen walking around the square and spending time at Community Helping Place; the Chief confirmed that Georgia Mountains Unitarian Universalist Church will be serving as a warming center over the upcoming weekend.

Councilman Ariemma provided a phone number to the Chief and to those in the gallery for distribution to those that may need assistance/solutions for shelter.

No Council action was taken.

**6. Public Works - December 2025**

Mark Buchanan, City Engineer, addressed the Council and provided the *Public Works - December 2025 Department Report*. Mr. Buchanan confirmed that the current largest project for Public Works is the Pedestrian Bridge and that several other projects are pending, including: an upgrade to the City's playground and tree plantings in preparation for Arbor Day.

The Council held a discussion to include Park Street and whether the recent heavy rains affected the project, whether the benefits of increasing pipe-sizing on Park Street will be seen immediately, and why power lines on Park Street were not installed underground.

Mr. Buchanan and Allison Martin, City Manager, responded to the Council's inquiries and confirmed that there was one resident on Park Street that reported excessive

stormwater in his yard due to the heavy rains and, after inspection, it was determined that the City was not responsible for the concern; while the increase of pipe-sizing may not be immediately seen, it will definitely be noticed should there be a fire or event where additional water flow is needed; and, there is not enough conduit on Park Street to support the power lines and that it was previously estimated to cost more than \$2 million to upgrade the power lines to underground with additional monies to be paid by the individual property owners.

Mayor Norton requested that Rhonda Hansard, City Clerk, follow up with staff to obtain the date for the City's Arbor Day celebration and to distribute to Council, once available.

No Council action was taken.

## **7. Water and Wastewater Treatment - December 2025**

John Jarrard, Water and Wastewater Treatment Director, addressed the Council and provided the *Water and Wastewater Treatment - December 2025 Department Report*. Mr. Jarrard confirmed that the Department is currently completing the water audit and should have the findings prior to the next Work Session of the Council.

No Council action was taken.

### **UNDER APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS THE FOLLOWING OCCURRED:**

There were no *Appointments, Proclamations, and Recognitions*.

### **UNDER PRESENTATIONS THE FOLLOWING OCCURRED:**

There were no *Presentations*.

### **UNDER ORDINANCES AND RESOLUTIONS THE FOLLOWING OCCURRED:**

There were no *Ordinances and Resolutions*.

### **UNDER AGREEMENTS AND CONTRACTS THE FOLLOWING OCCURRED:**

There were no *Agreements and Contracts*.

### **UNDER OTHER ITEMS THE FOLLOWING OCCURRED:**

## **8. Alcoholic Beverage License for Consumption on Premises - Class D, Retail Liquor by the Drink; Class E, Retail Beer by the Drink; and, Class F, Retail Wine by the Drink - on behalf of Chef Paco LLC located at 270 E. Main Street**

Sarah Waters, Assistant City Clerk, addressed the Council. Ms. Waters confirmed that the applicant, Chef Paco LLC, has satisfied the City's requirements for an Alcoholic Beverage License and that staff recommends approval of the request.

Councilman Owens announced that he is the property owner and will need to recuse from voting on this Item.

No Council action was taken.

**UNDER COMMENTS THE FOLLOWING OCCURRED:**

Rhonda Hansard, City Clerk, announced that the Cities United Summit, hosted by the Georgia Municipal Association (GMA), will be held in Atlanta and will occur on January 23, 2026 through January 26, 2026. Ms. Hansard also announced that the Clerk's Office is amid processing renewals of Occupational Tax Certificates, and that she appreciates everyone's patience.

Allison Martin, City Manager, announced that she along with the County's Emergency Management Agency (EMA) are continuing to monitor the weekend's proposed weather event and that EMA has moved to hosting two weather briefings per day.

Doug Parks, City Attorney, announced that he had received the draft Zoning Ordinance and that Council should anticipate upcoming discussions regarding the proposals. Manager Martin commented that the City's consultant will attend the February Work Session to discuss the proposals.

Councilman Owens announced that this was his first Work Session being in office and he was glad that it went well.

Councilman Ariemma commented that he thinks it is a great opportunity to be able to attend trainings hosted by GMA, and that he is looking forward to the upcoming Cities United Summit.

Councilman Bagley commented that he is looking forward to spending time with his peers at the Cities United Summit and asked about the Council's upcoming Retreat. Ms. Hansard confirmed that the Council's Retreat will occur in Rome and will be held on February 27, 2026 and February 28, 2026.

Mayor Norton commented that he was looking forward to the Cities United Summit and he encouraged Councilmembers to participate and attend trainings offered by GMA.

There was a motion by Councilman Owens and a second by Councilman Reagin to adjourn the Work Session.

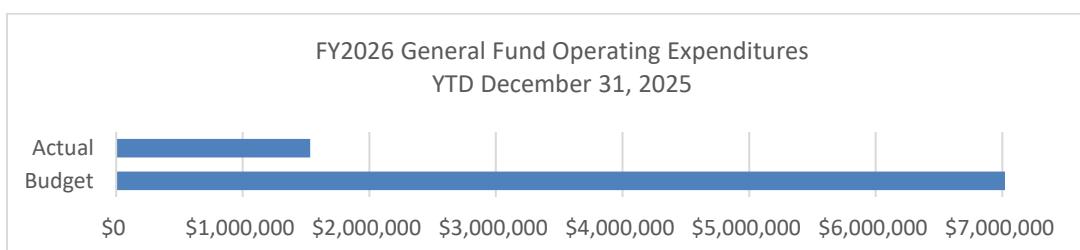
Motion carried unanimously, and the Work Session was adjourned at 4:57 p.m.



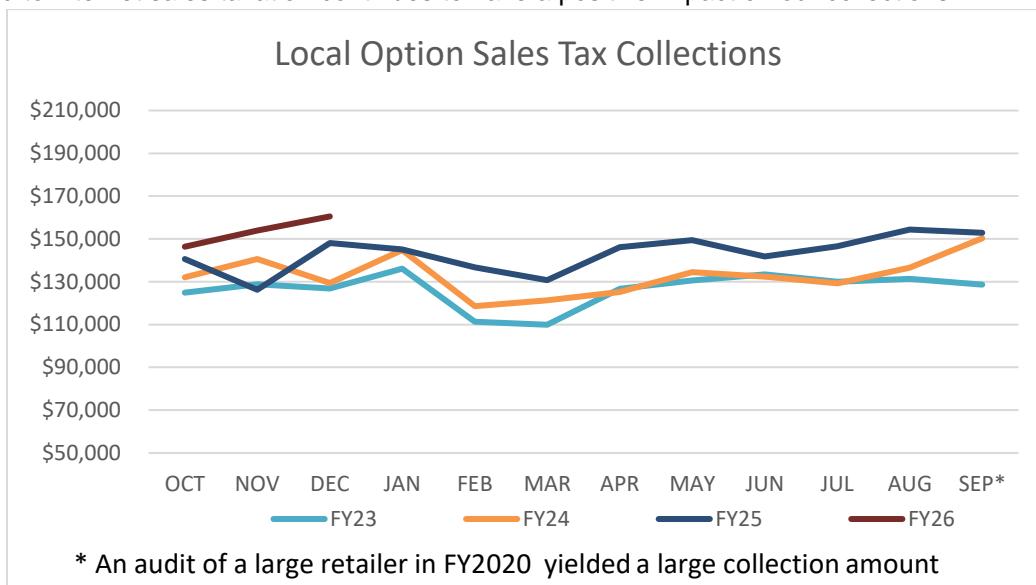
## CITY OF DAHLONEGA MONTHLY FINANCIAL REPORTS

For the Three Months Ended December 31, 2025

### GENERAL FUND



- The annual property tax bills were levied and mailed by the Tax Commissioner on October 20<sup>th</sup> with a December 20<sup>th</sup> due date. To date, 48.51% of the 2025 real & personal taxes budgeted have been collected.
- Sales tax collections remain strong and reflect collections 16.75% greater than FY25. The change in State law related to internet sales taxation continues to have a positive impact on our collections.



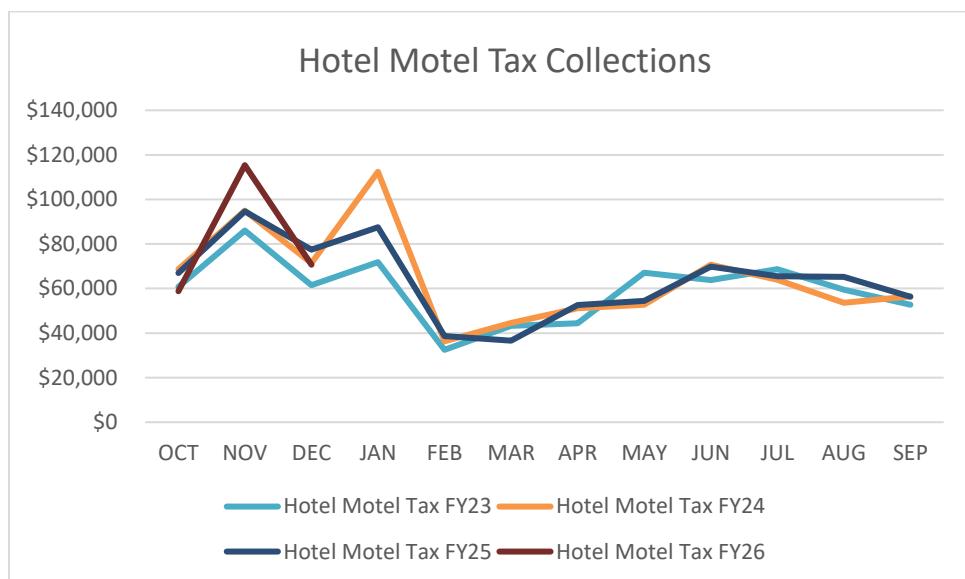
- The annual revenue for Insurance Premium Tax is \$818,605.92, which is 14.0% greater than last fiscal year. This amount is based on a pro-rata population formula.
- Alcoholic Beverage Tax and License revenue collected year-to-date is slightly less than the prior year.
- Permit revenue collected year-to-date is greater than last year's collections due to a change in the fee schedule.
- Departments expenditures are in line with budget expectations.

## **DOWNTOWN DEVELOPMENT AUTHORITY**

- Operational results are on track with the budget.

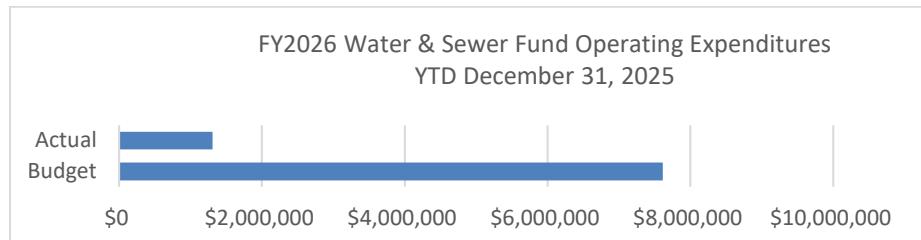
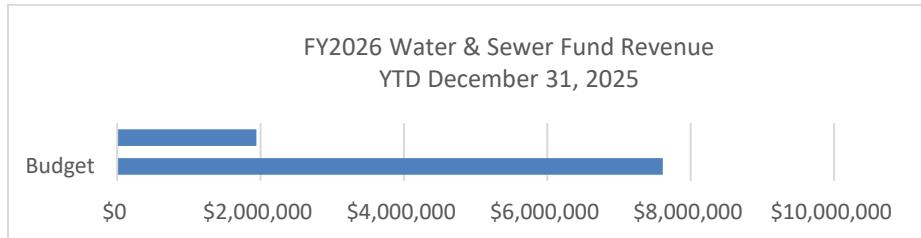
## **HOTEL/MOTEL TAX FUND**

- FY26 is trending 2.5% greater than in the same period in FY25.



## WATER AND SEWER FUND

- Water and sewer sales are trending along with budget projections. Revenue from water sales and sewer charges is 3.69% greater than in the same period in FY25.
- All department expenses are in line with the budget.



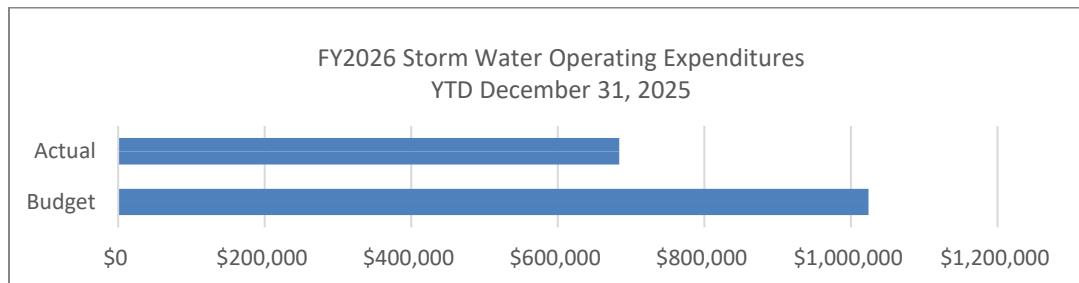
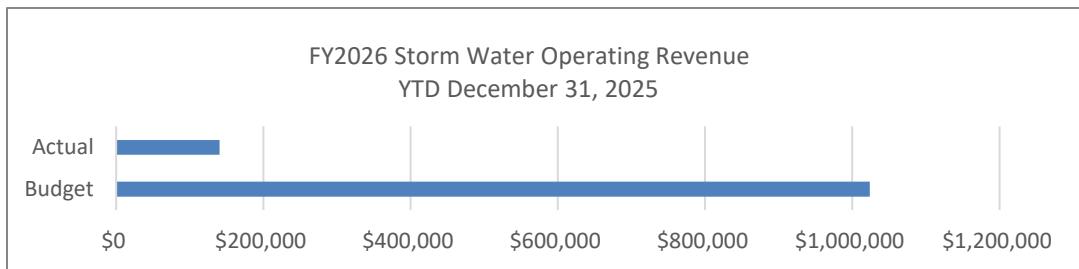
## SOLID WASTE FUND

- Refuse Collection Charges are Revenues are 1.26% greater than the prior year.
- Expenses meet budget expectations.

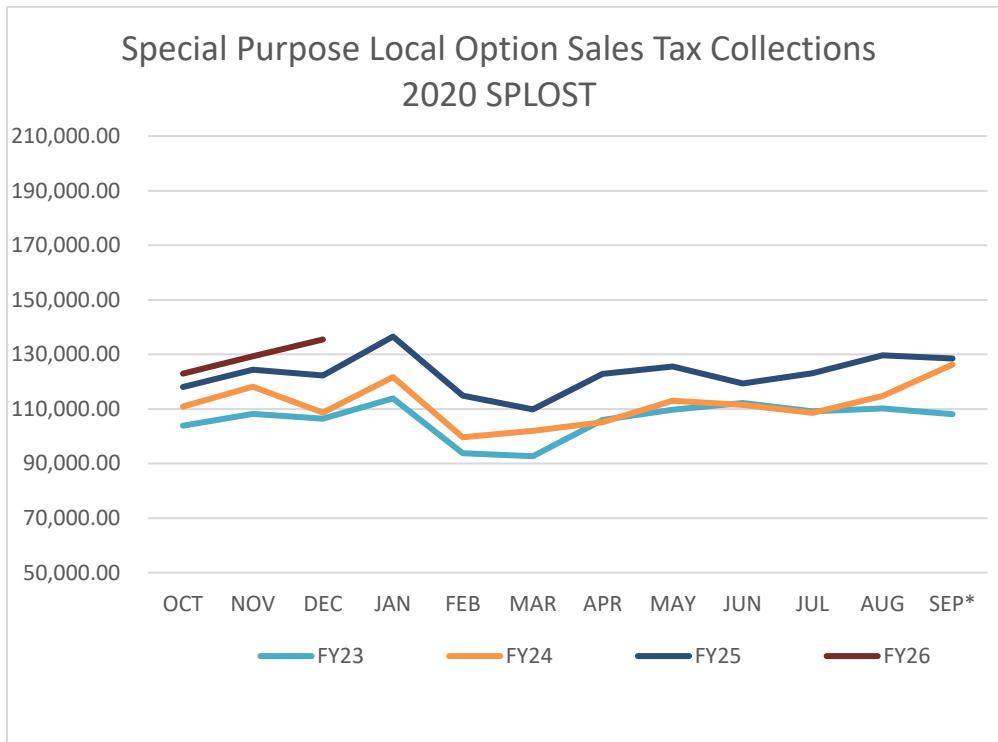


## STORMWATER ENTERPRISE FUND

- Transfers In and Indirect Charges reflect a three-month allocation.
- Stormwater utility charges were first billed in January 2021 and are meeting budget expectations.
- Expenses are related to the startup of the new utility, projects, and allocated staff pay and benefits.

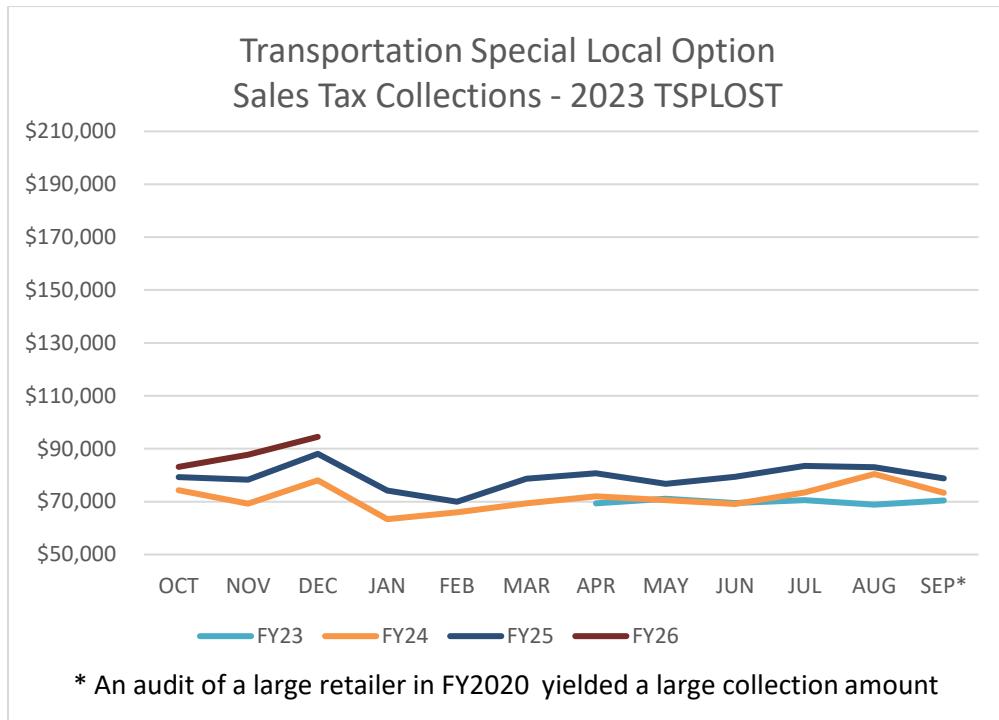


## SPLOST FUND



- The current SPLOST continuation referendum has collections which run from April 2020 until March 2026.
- The City receives 21% of the net proceeds.
- Sales tax collections are 7.38% greater than FY25.
- The current SPLOST referendum project list is as follows:
  - 25% Roads and Bridges Resurfacing and Improvements
  - 25% Storm-water Infrastructure
  - 50% Water & Sewer System Improvements

## TSPLOST



- The current TSPLOST referendum was approved in 2022 by the votes for collections which run beginning April 2023 until March 2028.
- The City receives 19% of net proceeds.
- Sales tax proceeds are 8.05% greater than FY25.
- There is a joint project proposed with the county and state. A portion of our monthly distribution is held in escrow pending finalization of funding based on the project cost. Should the joint project not require a local match, the city and county could choose another joint project or use those escrowed funds in their respective jurisdiction.
- The current TSPLOST referendum project list is as follows:
  - Roads and Bridges Construction & Equipment
  - Sidewalks Construction & Improvements
  - Bicycle Path Construction & Improvements

(Prepared for Council and Management by Finance Department January 28, 2026)

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 12/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 100 - GENERAL FUND				
GENERAL PROPERTY TAXES		2,003,717.00	680,537.00	33.96
GENERAL SALES AND USE TAXES		1,712,000.00	460,825.24	26.92
SELECTIVE SALES AND USES TAXES		178,500.00	72,200.51	40.45
ALCOHOLIC BEVERAGES LICENSES		134,000.00	121,200.00	90.45
BUSINESS TAXES		895,039.00	840,170.92	93.87
PENALTIES AND INTEREST		3,000.00	627.56	20.92
PERMITS AND FEES		191,500.00	57,134.57	29.84
INTERGOVERNMENTAL REVENUE		18,985.00	8,161.58	42.99
CHARGES FOR SERVICES		882,434.00	222,516.06	25.22
FINES AND FORFEITURES		181,600.00	70,113.96	38.61
INVESTMENT INCOME		144,732.00	44,359.91	30.65
CONTRIBUTIONS AND DONATIONS		0.00	0.00	0.00
MISCELLANEOUS REVENUE		1,500.00	2,921.84	194.79
OTHER FINANCIAL SOURCES		50,000.00	3,000.00	6.00
OTHER CHARGES FOR SERVICES		10,000.00	13,001.49	130.01
TRANSFERS IN FROM OTHER FUNDS		112,800.00	28,200.00	25.00
APPROPRIATED FUND BALANCE		892,146.00	0.00	0.00
 TOTAL REVENUES		 7,411,953.00	 2,624,970.64	 35.42
LEGISLATIVE		511,656.00	54,349.89	10.62
EXECUTIVE		325,937.00	99,852.39	30.64
ELECTIONS		26,600.00	0.00	0.00
GENERAL ADMINISTRATION		1,195,669.00	295,475.56	24.71
MUNICIPAL COURT		322,950.00	39,129.39	12.12
POLICE DEPARTMENT		1,316,519.00	264,314.68	20.08
PUBLIC WORKS ADMINISTRATION		217,344.00	50,534.82	23.25
STREETS		1,731,076.00	337,518.69	19.50
MAINTENANCE AND SHOP		104,272.00	24,395.99	23.40
CEMETERY		109,290.00	15,441.41	14.13
PARKS		107,000.00	17,261.61	16.13
COMMUNITY DEVELOPMENT		330,878.00	67,976.02	20.54
NON-DEPARTMENTAL		50,000.00	0.00	0.00
TRANSFERS OUT TO OTHER FUNDS		1,062,762.00	265,690.50	25.00
 TOTAL EXPENDITURES		 7,411,953.00	 1,531,940.95	 20.67
Fund 100 - GENERAL FUND:				
TOTAL REVENUES		7,411,953.00	2,624,970.64	35.42
TOTAL EXPENDITURES		7,411,953.00	1,531,940.95	20.67
NET OF REVENUES & EXPENDITURES		0.00	1,093,029.69	100.00

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE		% BDGT USED
			12/31/2025	NORMAL (ABNORMAL)	
Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY					
DAHLONEGA 2000		0.00	0.00	0.00	
NON-DEPARTMENTAL		0.00	0.00	0.00	
INTERGOVERNMENTAL REVENUE		0.00	0.00	0.00	
CHARGES FOR SERVICES		1,500.00	812.90	54.19	
INVESTMENT INCOME		8,900.00	1,075.21	12.08	
CONTRIBUTIONS AND DONATIONS		4,000.00	500.00	12.50	
MISCELLANEOUS REVENUE		15,900.00	3,840.00	24.15	
TRANSFERS IN FROM OTHER FUNDS		279,330.00	69,832.50	25.00	
APPROPRIATED FUND BALANCE		0.00	0.00	0.00	
TOTAL REVENUES		309,630.00	76,060.61	24.57	
DDA ADMINISTRATION		166,734.00	38,488.36	23.08	
TOURISM		13,500.00	5,241.09	38.82	
DOWNTOWN DEVELOPMENT		129,396.00	23,962.02	18.52	
NON-DEPARTMENTAL		0.00	0.00	0.00	
OTHER COSTS		0.00	0.00	0.00	
TRANSFERS OUT TO OTHER FUNDS		0.00	0.00	0.00	
TOTAL EXPENDITURES		309,630.00	67,691.47	21.86	
Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY:					
TOTAL REVENUES		309,630.00	76,060.61	24.57	
TOTAL EXPENDITURES		309,630.00	67,691.47	21.86	
NET OF REVENUES & EXPENDITURES		0.00	8,369.14	100.00	

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 12/31/2025	% BDGT USED
			NORMAL (ABNORMAL)	
Fund 275 - HOTEL/MOTEL TAX FUND				
HOTEL/MOTEL TAXES		720,000.00	244,899.32	34.01
PENALTIES AND INTEREST		1,500.00	0.00	0.00
CHARGES FOR SERVICES		0.00	0.00	0.00
INVESTMENT INCOME		2,400.00	558.57	23.27
TOTAL REVENUES		723,900.00	245,457.89	33.91
PURCHASES/CONTRACTED SERVICES		305,550.00	25,080.87	8.21
OTHER COSTS		0.00	0.00	0.00
TRANSFERS OUT TO OTHER FUNDS		418,350.00	104,587.50	25.00
TOTAL EXPENDITURES		723,900.00	129,668.37	17.91
Fund 275 - HOTEL/MOTEL TAX FUND:				
TOTAL REVENUES		723,900.00	245,457.89	33.91
TOTAL EXPENDITURES		723,900.00	129,668.37	17.91
NET OF REVENUES & EXPENDITURES		0.00	115,789.52	100.00

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 12/31/2025	% BDGT USED
Fund 505 - WATER AND SEWER ENTERPRISE FUND				
INTERGOVERNMENTAL REVENUE		20,000.00	10,504.93	52.52
FINES AND FORFEITURES		0.00	0.00	0.00
INVESTMENT INCOME		395,582.00	92,619.84	36.41
CONTRIBUTIONS AND DONATIONS		0.00	0.00	0.00
MISCELLANEOUS REVENUE		15,000.00	3,563.50	23.76
OTHER FINANCIAL SOURCES		0.00	0.00	0.00
WATER CHARGES		3,781,486.00	878,767.68	23.24
TAP FEES - WATER		175,000.00	71,700.00	40.97
SEWER CHARGES		2,693,069.00	681,559.37	25.31
TAP FEES - SEWER		175,000.00	77,675.00	44.39
OTHER CHARGES FOR SERVICES		125,870.00	32,991.48	26.21
TRANSFERS IN FROM OTHER FUNDS		230,807.00	93,000.00	25.00
APPROPRIATED NET ASSETS		0.00	0.00	0.00
 TOTAL REVENUES		 7,611,814.00	 1,942,381.80	 25.52
SEWER LIFT STATIONS		340,311.00	51,369.90	15.09
SEWER TREATMENT PLANT		1,162,557.00	234,834.48	20.20
DISTRIBUTION AND COLLECTION		1,560,895.00	436,636.36	26.94
WATER SUPPLY		345,380.00	56,969.00	16.49
WATER TREATMENT PLANT		2,699,812.00	423,579.44	15.69
CAPITAL OUTLAYS		1,149,000.00	70,806.46	6.16
INTERFUND CHARGES		132,353.00	33,088.26	25.00
DEPRECIATION AND AMORTIZATION		0.00	0.00	0.00
OTHER COSTS		221,506.00	0.00	0.00
TRANSFERS OUT TO OTHER FUNDS		0.00	0.00	0.00
 TOTAL EXPENDITURES		 7,611,814.00	 1,307,283.90	 17.17
Fund 505 - WATER AND SEWER ENTERPRISE FUND:				
TOTAL REVENUES		7,611,814.00	1,942,381.80	25.52
TOTAL EXPENDITURES		7,611,814.00	1,307,283.90	17.17
NET OF REVENUES & EXPENDITURES		0.00	635,097.90	100.00

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 12/31/2025 NORMAL (ABNORMAL)	% BDGT USED
Fund 540 - SOLID WASTE ENTERPRISE FUND				
INTERGOVERNMENTAL REVENUE		0.00	0.00	0.00
CHARGES FOR SERVICES		500.00	275.00	55.00
INVESTMENT INCOME		20,000.00	3,101.07	15.51
MISCELLANEOUS REVENUE		2,000.00	655.00	32.75
OTHER FINANCIAL SOURCES		0.00	0.00	0.00
OTHER CHARGES FOR SERVICES		7,500.00	2,782.37	37.10
REFUSE COLLECTION CHARGES		1,094,770.00	281,070.26	25.67
TRANSFERS IN FROM OTHER FUNDS		0.00	0.00	0.00
APPROPRIATED NET ASSETS		297,563.00	0.00	0.00
 TOTAL REVENUES		 1,422,333.00	 287,883.70	 20.24
PERSONAL SERVICES AND EMPLOYEE BENEFITS		535,859.00	129,526.54	24.17
PURCHASES/CONTRACTED SERVICES		352,200.00	69,821.35	19.82
SUPPLIES		112,700.00	10,654.29	9.45
CAPITAL OUTLAYS		300,000.00	243,171.75	81.06
INTERFUND CHARGES		101,574.00	25,393.50	25.00
DEPRECIATION AND AMORTIZATION		0.00	0.00	0.00
OTHER COSTS		20,000.00	0.00	0.00
DEBT SERVICE		0.00	0.00	0.00
TRANSFERS OUT TO OTHER FUNDS		0.00	0.00	0.00
 TOTAL EXPENDITURES		 1,422,333.00	 478,567.43	 33.65
Fund 540 - SOLID WASTE ENTERPRISE FUND:				
TOTAL REVENUES		1,422,333.00	287,883.70	20.24
TOTAL EXPENDITURES		1,422,333.00	478,567.43	33.65
NET OF REVENUES & EXPENDITURES		0.00	(190,683.73)	100.00

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	YTD BALANCE 12/31/2025	% BDGT USED
			NORMAL (ABNORMAL)	
Fund 560 - STORMWATER ENTERPRISE FUND				
INTERGOVERNMENTAL REVENUE		0.00	0.00	0.00
INVESTMENT INCOME		15,000.00	2,572.70	17.15
OTHER CHARGES FOR SERVICES		1,000.00	493.57	49.36
TRANSFERS IN FROM OTHER FUNDS		186,000.00	46,500.00	25.00
APPROPRIATED NET ASSETS		473,857.00	0.00	0.00
STORMWATER UTILITY CHARGES		348,000.00	90,811.55	26.10
TOTAL REVENUES		1,023,857.00	140,377.82	13.71
NON-DEPARTMENTAL		0.00	0.00	0.00
PERSONAL SERVICES AND EMPLOYEE BENEFITS		0.00	17,979.33	100.00
PURCHASES/CONTRACTED SERVICES		17,000.00	237.50	1.40
SUPPLIES		1,500.00	51.05	3.40
CAPITAL OUTLAYS		410,000.00	516,723.16	126.03
INTERFUND CHARGES		595,357.00	148,839.24	25.00
DEPRECIATION AND AMORTIZATION		0.00	0.00	0.00
OTHER COSTS		0.00	0.00	0.00
TOTAL EXPENDITURES		1,023,857.00	683,830.28	66.79
Fund 560 - STORMWATER ENTERPRISE FUND:				
TOTAL REVENUES		1,023,857.00	140,377.82	13.71
TOTAL EXPENDITURES		1,023,857.00	683,830.28	66.79
NET OF REVENUES & EXPENDITURES		0.00	(543,452.46)	100.00
TOTAL REVENUES - ALL FUNDS		18,503,487.00	5,317,132.46	28.74
TOTAL EXPENDITURES - ALL FUNDS		18,503,487.00	4,198,982.40	22.69
NET OF REVENUES & EXPENDITURES		0.00	1,118,150.06	100.00



# Agenda Memo

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**DATE:** 2/2/2026

**TITLE:** REZN 25-09

**PRESENTED BY:** Doug Parks, City Attorney

**PRIORITY** Strategic Priority - Communication

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## AGENDA ITEM DESCRIPTION

Ordinance 2025-10 regarding REZN 25-09 Rezoning: Laurel Hackinson, applicant and property owner, seeks rezoning from B-3 (Historical Business District), Conditional (use limited to a quilt shop) to B-3 (Historical Business District) for 0.52 acre fronting on the northwest side of Warwick Street and the southwest side of Church Street (Map/Parcel D07/056) (315 Church Street). Proposed use: Multi-family residential/ short-term rental and any historic business use (remove existing condition limiting the property to a quilt shop).

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## HISTORY/PAST ACTION

The Planning Commission recommended approval to B-3 without conditions.

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## FINANCIAL IMPACT

None.

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## RECOMMENDATION

Approval.

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## SUGGESTED MOTIONS

Motion to approve as written.

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## ATTACHMENTS

Ordinance 2025-10.

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**CITY OF DAHLONEGA  
ORDINANCE 2025-10**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF DAHLONEGA, GEORGIA, BY REMOVING AN EXISTING CONDITION OF ZONING APPROVAL ON A PARCEL OF LAND CONSISTING OF 0.52 ACRES, MORE OR LESS, LYING WITHIN TAX PARCEL D07 056. SAID PARCEL OF LAND IS LOCATED IN LAND LOT 950 OF THE 12<sup>th</sup> DISTRICT, 2ND SECTION, CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA RECORDS AND IS OWNED BY LAURELANNE HACKINSON; AND SUBSTITUTING ADDITIONAL CONDITIONS OF ZONING MITIGATING AGAINST IMPACT UPON ADJOINING PROPERTIES.**

**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 the land described in the Legal Description incorporated into this Ordinance shall be zoned and so designated on the Zoning Map of the City of Dahlonega in classification B-3 (Historical Business District) without the current condition limiting the use to a quilt shop as amended pursuant to this ordinance.

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA, CONTAINING 1/2 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE INTERSECTION FORMED BY THE SOUTHWEST SIDE OF CHURCH STREET AND THE NORTHWEST SIDE OF WARWICK STREET; THENCE RUNNING IN A SOUTHWESTERLY DIRECTION SOUTH 51 DEGREES 30 MINUTES WEST ALONG THE NORTHWEST SIDE OF WARWICK STREET A DISTANCE OF 136.48 FEET TO AN IRON PIN; THENCE RUNNING NORTH 38 DEGREES 13 MINUTES WEST A DISTANCE OF 156.97 FEET TO AN IRON PIN; THENCE RUNNING NORTH 52 DEGREES 32 MINUTES EAST A DISTANCE OF 134.62 FEET TO AN IRON PIN ON THE SOUTHWEST SIDE OF CHURCH STREET; THENCE RUNNING IN A SOUTHEASTERLY DIRECTION SOUTH 38 DEGREES 55 MINUTES EAST ALONG THE SOUTHWEST SIDE OF CHURCH STREET A DISTANCE OF 154.54 FEET TO AN IRON PIN AT THE INTERSECTION OF WARWICK STREET AND THE POINT OF BEGINNING.

**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 JANUARY 2026, BY THE CITY COUNCIL OF THE CITY OF DAHLONEGA, GEORGIA.**

---

Sam Norton, Mayor

Attest:

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Rhonda Hansard, City Clerk

THE DAHLONEGA NUGGET  
1074 Morrison Moore Parkway  
PO Box 36  
Dahlonega, GA 30533  
Phone: 706-864-3613  
Fax: 706-864-5812

**REFERENCE: NOTICE OF ALCOHOLIC BEVERAGE LICENSE APPLICATION  
CHEF PACO**

See Attached

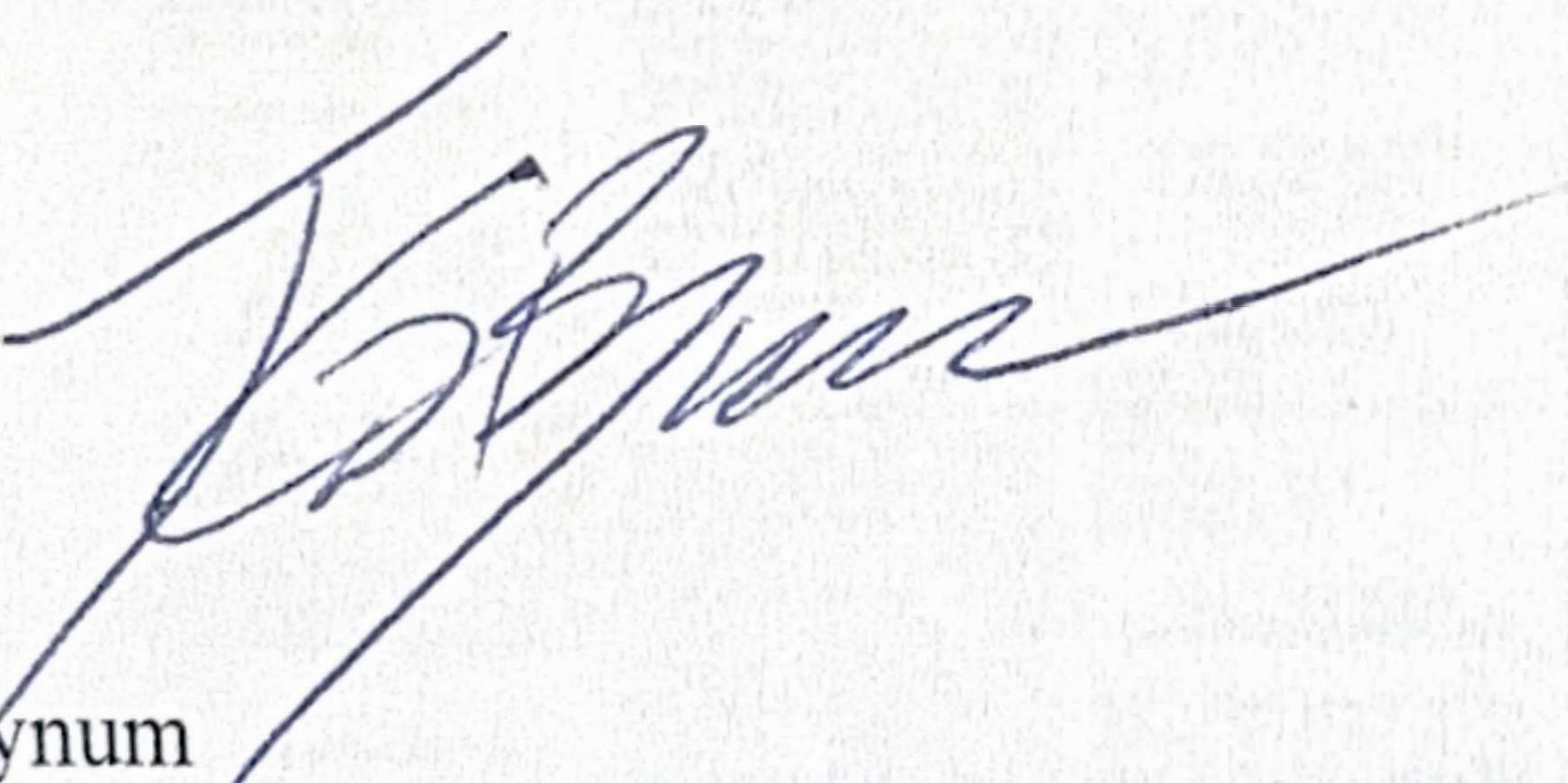
**AFFIDAVIT OF PUBLICATION**

**STATE OF GEORGIA  
COUNTY OF LUMPKIN**

Personally, appeared before the undersigned, John Bynum, who having been duly sworn, on oath that he is the Publisher of The Dahlonega Nugget, and that the attached legal advertisement was published in The Dahlonega Nugget on the following dates:

12/17/25      12/24/25      12/31/25      01/07/26

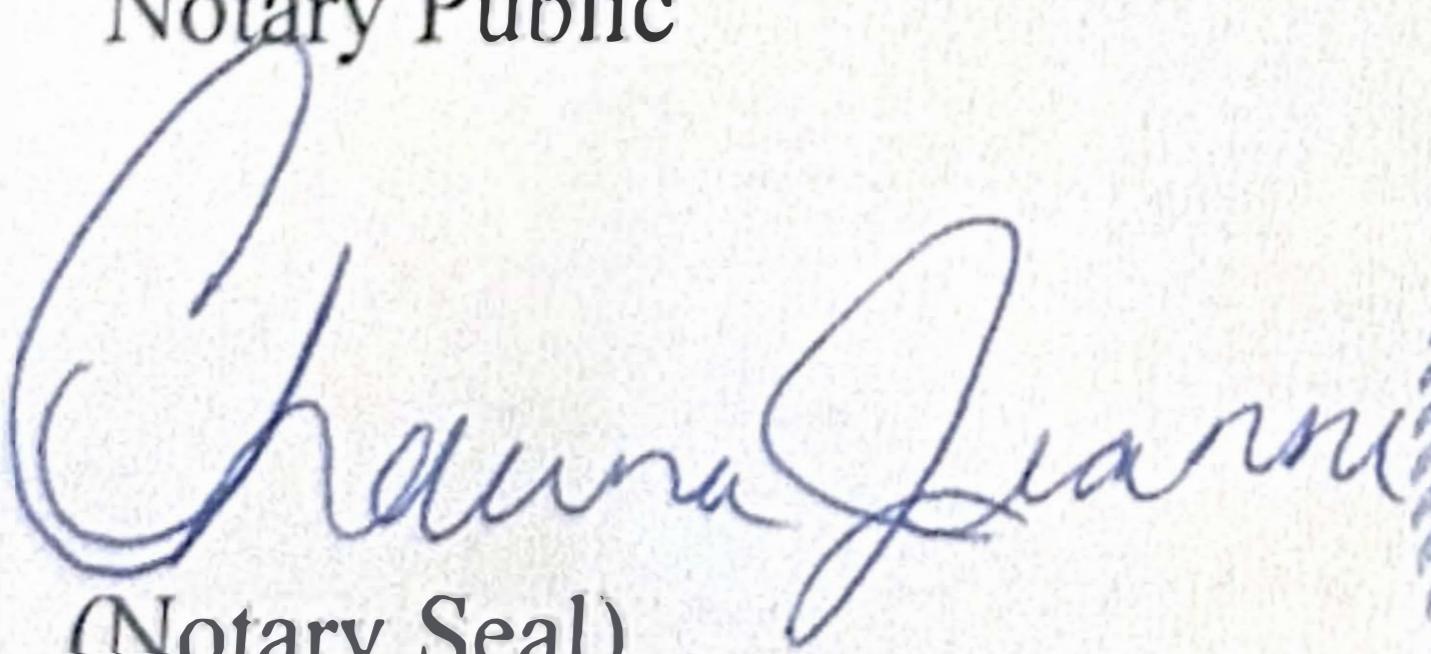
Affiant:



John Bynum

Sworn to and subscribed before me this  
8<sup>th</sup> day of January, 2026

Notary Public



(Notary Seal)



# Legal Advertisements

## Alcoholic Beverages

### NOTICE OF ALCOHOLIC BEVERAGE LICENSE APPLICATION

Consignment on Premises

Please take notice that Mercedes Rebolle on behalf of Chet Pace LLC has applied with the City of Dahlonega for an Alcoholic Beverage License for Class D - Retail Liquor by the Drink, Class E - Retail Beer by the Drink, Class F - Retail Wine by the Drink, Consumption on Premises for property located at 270 E Main St. Dahlonega, GA 30533.

12/17, 12/24, 12/31, 01/07/26

### APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

Black Housley has applied with the Lumpkin County Board of Commissioners for an alcoholic beverage license for Etowah located at 4890 Hwy 52 E.

01/07, 01/24/26

## Debtors & Creditors

Dutens

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF LUMPKIN

All creditors of the Estate of Dorn Ray Dutens, deceased, late of said county and state, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to us.

This 16<sup>th</sup> day of December, 2025.

John R. Dutens  
Executor  
145 Morgan Lane  
Dahlonega, GA 30534

12/24, 12/31, 01/07, 01/14/26

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF LUMPKIN

All creditors of the Estate of Dorothy Lucille Brock, deceased, late of said county and state, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to us.

This 18<sup>th</sup> day of December, 2025.

Thomas Louis Brock, Jr.,  
Administrator  
5014 West Timbeller Ct.  
Columbus, GA 31907

12/31, 01/07, 01/14, 01/21/26

Williamson

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF LUMPKIN

All creditors of the Estate of Louise Wayne Williamson, deceased, late of said county and state, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to us.

This 31<sup>st</sup> day of December, 2025.

Angela S. Williamson  
Administrator  
230 Highway 5N #2  
Dahlonega, GA 30534

01/07, 01/14, 01/21, 01/28/26

Adams

### STATE OF GEORGIA LUMPKIN COUNTY NOTICE TO DEBTORS AND CREDITORS 2025-119

All debtors and creditors of the Estate of Norman Millard Adams, deceased, late of Lumpkin County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said Estate are required to make immediate payment to the Personal Representative(s).

Judy Ellis Adams  
26 Windsor Way  
Dahlonega, GA 30533

This December 12, 2025.

BY:  
T. Wesley Robinson  
Hulsey, Oliver & Maher, LLP  
P. O. Box 1467  
Dahlonega, Georgia 30533  
(770) 532-6312

12/17, 12/24, 12/31, 01/07/26

Judas

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF LUMPKIN

All creditors of the Estate of Rose Marie Justus, deceased, late of said county and state, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to us.

This 5<sup>th</sup> day of January, 2026.

James Daniel Clark Justus

## Debtors & Creditors

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA LUMPKIN COUNTY

Melissa K. Clark, Patricia Dianne Berry  
Executors  
307 Early Dr.  
Dahlonega, GA 30533

01/07, 01/14, 01/21, 01/28/26

Withnby

### NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA LUMPKIN COUNTY

RE: ESTATE OF THOMAS GARLAND WILLIOUGHBY, DECEASED  
HALL COUNTY PROBATE COURT  
CASE NO. 2025-188

All debtors and creditors of the ESTATE OF THOMAS GARLAND WILLIOUGHBY, DECEASED, late of Lumpkin County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate according to law, and all persons indebted to said Estate are required to make immediate payment to the Personal Representative(s).

By: Scott B. Berloga, Esq.  
Berloga Law, P.C.  
P.O. Box 678  
Gainesville, GA 30503

01/07, 01/14, 01/21, 01/28/26

## Foreclosures

Verland

### NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF LUMPKIN

By virtue of a Power of Sale contained in that certain Subject Mortgage from Michael Arlen Verland to Mortgage Electronic Registration Systems, Inc., as nominee for Homeowner Financial Group USA, LLC, dated November 23, 2020 and recorded on November 25, 2020 in Deed Book 1483, Page 632, in the Office of the Clerk of Superior Court of Lumpkin County, Georgia, Georgia, this Subject Mortgage having been given to secure a Note of even date, in the original principal amount of One Hundred Forty-Four Thousand Eight Hundred Ninety-Seven and 00/100 dollars (\$144,997.00) with interest thereon as provided therein, as last transferred to Planet Home Lending, LLC, its successors and assigns, recorded in Deed Book 1677, Page 764, aforesaid record, will be sold at public outcry to the highest bidder for cash before the courthouse door of Lumpkin County, Georgia, or at such place as may be or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in February, 2026, at property described in said Subject Mortgage including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 48, 11TH DISTRICT, ORIGINALLY HALL, NOW LUMPKIN COUNTY, GEORGIA AND BEING FULLY DESCRIBED BY A PLAT PREPARED BY MICHAEL STEWART KELLEY, GEORGIA REGISTERED LAND SURVEYOR, DATED AUGUST 27, 2020, AND AS PER SAID PLAT, THE PROPERTY CONTAINS 1.57 ACRES, MORE OR LESS. THE SUBJECT PLAT BEING OF RECORD IN PLAT BOOK 2020, PAGE 185, LUMPKIN COUNTY RECORDS. SAID PLAT IS HEREBY INCORPORATED BY REFERENCE: ALSO CONVEYED HEREWITHEIN IS AN EASEMENT FOR INGRESS, EGRESS, AND THE INSTALLATION OF UTILITIES OVER THE FORTY (40) FOOT EASEMENT AS SHOWN ON THE ABOVE REFERENCED PLAT OF SURVEY.

This 31<sup>st</sup> day of December, 2025.

Angela S. Williamson  
Administrator  
230 Highway 5N #2  
Dahlonega, GA 30534

01/07, 01/14, 01/21, 01/28/26

Adams

### STATE OF GEORGIA LUMPKIN COUNTY NOTICE TO DEBTORS AND CREDITORS 2025-119

All debtors and creditors of the Estate of Louise Wayne Williamson, deceased, late of said county and state, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the Personal Representative(s).

Judy Ellis Adams  
26 Windsor Way  
Dahlonega, GA 30533

This December 12, 2025.

BY:  
T. Wesley Robinson  
Hulsey, Oliver & Maher, LLP  
P. O. Box 1467  
Dahlonega, Georgia 30533  
(770) 532-6312

12/17, 12/24, 12/31, 01/07/26

Judas

### STATE OF GEORGIA LUMPKIN COUNTY NOTICE TO DEBTORS AND CREDITORS 2025-119

All debtors and creditors of the Estate of Norman Millard Adams, deceased, late of Lumpkin County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said Estate are required to make immediate payment to the Personal Representative(s).

Judy Ellis Adams  
26 Windsor Way  
Dahlonega, GA 30533

This December 12, 2025.

BY:  
T. Wesley Robinson  
Hulsey, Oliver & Maher, LLP  
P. O. Box 1467  
Dahlonega, Georgia 30533  
(770) 532-6312

12/17, 12/24, 12/31, 01/07/26

Judas

### STATE OF GEORGIA LUMPKIN COUNTY NOTICE TO DEBTORS AND CREDITORS 2025-119

All creditors of the Estate of Rose Marie Justus, deceased, late of said county and state, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to us.

This 5<sup>th</sup> day of January, 2026.

James Daniel Clark Justus

## Foreclosures

### NOTICE OF PUBLIC HEARING

Items which may affect the title: a) zoning ordinances; b) matters which would be affected by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes which constitute liens upon said property whether or not due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to or said Subject Mortgage. To the best of the knowledge and belief of the undersigned.

By: Shelley Wilson  
Clerk of the Probate Court  
325 Riley Road, Room 122  
Dahlonega, Georgia 30533  
706-864-3847

12/17, 12/24, 12/31, 01/07, 01/14/26

Withnby

### NOTICE OF PUBLIC HEARING

Items which may affect the title: a) zoning ordinances; b) matters which would be affected by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes which constitute liens upon said property whether or not due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to or said Subject Mortgage. To the best of the knowledge and belief of the undersigned.

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12/17, 12/24, 12/31, 01/07, 01/14/26

Withnby

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325 Riley Road, Room 122  
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706-864-3847

12/17, 12/24, 12/31, 01/07, 01/14/26

Withnby

### NOTICE OF PUBLIC HEARING

Items which may affect the title: a) zoning ordinances; b) matters which would be affected by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes which constitute liens upon said property whether or not due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to or said Subject Mortgage. To the best of the knowledge and belief of the undersigned.

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325 Riley Road, Room 122  
Dahlonega, Georgia 30533  
706-864-3847

12/17, 12/24, 12/31, 01/07, 01/14/26

Withnby

### NOTICE OF PUBLIC HEARING

Items which may affect the title: a) zoning ordinances; b) matters which would be affected by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes which constitute liens upon said property whether or not due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to or said Subject Mortgage. To the best of the knowledge and belief of the undersigned.

By: Shelley Wilson  
Clerk of the Probate Court  
325 Riley Road, Room 122  
Dahlonega, Georgia 30533  
706-864-3847

12/17, 12/24, 12/31, 01/07, 01/14/26

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