

City of Dawsonville
May 2, 2005
Meeting of the City Council

Mayor Cox called the meeting to order at 7:00 p.m.

Roll Call: Those present were Mayor Joe Lane Cox, Council Members Jonathan Cox, Tim Wimpey, Mike Wilson and Mike Sosebee, Kim Cornelison, Dana Miles, Steve Holder and concerned citizens of the City of Dawsonville and Dawson County.

Invocation and Pledge: Mayor Cox led the pledge and invocation.

Approval of Minutes: Councilman Jonathan Cox made a motion to approve both the minutes of the regular meeting held April 4, 2005 and the Executive Session held April 4, 2005. Tim Wimpey seconded the motion, the motion carried unanimously.

Old Business:

None.

New Business:

Historic District Sign Application – Abstracts by Miko – Damon Lusky Steve Holder presented the sign application advising the council that the sign does meet specifications for the Historic District and that the staff recommended approval. Tim Wimpey made a motion to approve; Mike Wilson seconded the motion, the motion carried unanimously.

Historic District Sign Application – Dawsonville Hardware – Dwight Gilleland Steve Holder presented the sign application advising the council that the applicant has applied for two signs – a directional sign on the highway and a wall sign on the business. Applicant has agreed to pull all other miscellaneous signage down so that the building is not covered with other signs. Upon the stipulation that all other signage be removed, staff recommends approval. Jonathan Cox made a motion to approve the application with the stated stipulation; Mike Sosebee seconded the motion. The motion carried unanimously.

Application for Parade or Public Assembly – Downtown Development Authority – Stars, Cars, and Bar-B-Q – Jonathan Cox Councilman Cox explained the festival concept that the DDA wishes to pursue over the Memorial Day weekend. There would be live music, a car show, a bar-b-q cook-off and vendors for the public to come and enjoy. The Sheriff has approved with no stipulations. The Fire Marshall's only stipulation was that there be 20# ABC fire extinguishers within twenty feet of each cook-off contestant. Mike Wilson made a motion to approve the application; Mike Sosebee seconded. The motion carried unanimously.

Application for Parade or Public Assembly – GRHOF – Smokin’ Thunder -- the purpose of this request is for use of the building only. Charles Samples explained to the Council that the GRHOF volunteers have already received approval to have their event on the grounds; the GRHOF volunteers were seeking approval of the use of the building so that spectators could have access to restroom facilities. Jonathan Cox made a motion to approve the application; Mike Sosebee seconded the motion. The motion carried unanimously.

Planning Commission – Meeting date change request – Steve Holder Steve Holder explained to the Council that the Planning Commission is requesting authorization to adjust their meeting schedule. The Commission voted unanimously to hold their regular meetings on the third Monday of every month effective in June of 2005. Jonathan Cox made a motion to approve the meeting date change; Tim Wimpey seconded the motion. The motion carried unanimously.

Planning Commission – Alternate appointment input – Steve Holder Steve Holder explained to the council that the Planning Commission is having trouble soliciting alternates to serve in their absence. The Planning Commission requests the City Council’s assistance selecting alternates. Councilman Wimpey clarified that the Planning Commission wanted the City Council to recommended the stand-in and that each Councilman should come up with a candidate for an alternate. Tim Wimpey made a motion that each Councilman provide a candidate to serve as an alternate for the Planning Commission. Mike Sosebee seconded the motion; the motion carried unanimously.

Planning Commission – Term expiration appointments – Steve Holder - Steve Holder explained to the City Council that three Planning Commission members term would expire at the end of May and that the appointments were from Councilman Wilson, Councilman Cox and Mayor Cox. Councilman Wilson nominated George Haynes, Councilman Cox nominated Jimmy “Cat “ Castleberry and Mayor Cox nominated Dr. Ken Breeden. The Mayor nominated Duane Roof as Dr. Breeden’s alternate. Mike Sosebee made a motion to approve all nominations. Mike Wilson seconded the motion. The motion carried unanimously.

Urban Redevelopment Resolution Dana Miles explained to the City Council that a called meeting may be in order as the plan has not been finalized, the resolution is complete, but the resolution and plan must be presented together. Tim Wimpey made a motion to table the Urban Redevelopment Resolution until a called meeting can be established; Mike Wilson seconded the motion. The motion carried unanimously.

Dana Miles suggested the Council have a work session to go over the plan in detail with the council prior to the time of the regular meeting so that everyone has an opportunity to ask questions and understand the plan. Councilman Wimpey amended his motion to reflect the work session.

Proclamation – Municipal Clerks Week: May 1 through May 7, 2005 Mayor Cox read a proclamation for Municipal Clerks. The proclamation is included in the minutes.

New W/S Customer Sign-ups – Welcome bags promoting downtown businesses – Kim Cornelison Kim Cornelison explained to the Council another concept of the DDA to help promote the downtown businesses. The DDA would like to do goody bags for new water/sewer customers when they sign up for service. Mike Wilson made a motion to approve the presentation of goody bags to new water/sewer customers. Mike Sosebee seconded the motion; the motion carried unanimously.

Bulletin Board on main hall to promote downtown businesses – Kim Cornelison Another item to again help promote downtown business is to put a large bulletin board up down the main hallway of city hall. Businesses could put ads or promotional material on the bulletin board. Mike Wilson made a motion to approve the bulletin board to promote downtown businesses. Tim Wimpey seconded the motion; the motion carried unanimously.

Public Hearings:

Historic Designation Application: Caroline Christie has made a request to designate the structure known as the 1930's Gilleland Home as a historic building, The home is located at 3 Shepherd's Lane, Dawsonville, Georgia. Ms. Christie spoke in favor of the request. Steve Holder spoke in favor of the application and recommended approval. Tim Wimpey made a motion to approve the historical designation application of Caroline Christie as it is an outstanding example of a structure representative of its era. Jonathan Cox seconded the motion. The motion carried unanimously.

Ordinance:

An ordinance to establish minimum standards for the maintenance of properties, structures and buildings; to establish penalties for violations; to provide for terms of enforcement; to repeal conflicting regulations; and for other purposes. Councilman Wimpey was concerned that the ordinance may be a duplication of the Clean and Green ordinance and asked for more clarification as to the purpose of the ordinance. Steve Holder said that this ordinance is to protect property owners from buildings within the city becoming dilapidated. Councilman Wimpey wanted to know if neighboring cities had this ordinance in affect. Steve Holder stated that other cities did have it but he did not know specifically which cities had it in place. The version presented to the City Council is a much lighter version when compared to the recommended ordinance presented by the International Code Council; the ICC provides the state mandated codes.

Mike Sosebee made a motion to approve the first reading of this ordinance. Jonathan Cox seconded the motion. There was a split decision on this ordinance with Sosebee and Cox for and Wimpey and Wilson against. The Mayor broke the tie in favor of approving the first reading of the ordinance.

Annexation Request: 05-002

Dawson County Farm Bureau has made a request to annex .773 acres identified as TMP 83-437 located at 674 Hwy. 53 West into the confines of the City of Dawsonville. The current use of the property is RA and will remain RA upon annexation. Jonathan Cox made a motion to approve the second reading of annexation 05-002. Mike Sosebee seconded the motion; the motion carried unanimously.

Annexation Request: 05-003 Zoning Amendment: ZA05-002

Gloria Tatum has filed a petition for annexation into the city limits of Dawsonville. This property consisting of 32 acres is located at the intersection of Perimeter Road and Hwy. 9 South. The application is requested a zoning change from RA to a combination of R3 and CHB. Ms. Jill Hobson from the Burt's Crossing Home Owners Association asked for zoning clarification. Steve went to Ms. Hobson's seat and showed Ms. Hobson the conceptual plan. Ms. Hobson will take the information presented back to their HOA. Ms. Hobson said the HOA is very concerned about the intersection at Perimeter and Hwy. 9. The Mayor told Ms. Hobson said the property owner is willing to donate whatever right-of-way is necessary to correct that situation. The City cannot require the property owner to building the traffic signals; that will be up to Georgia Department of Transportation. The City can recommend to DOT the placement of a signal at that location. Tim Wimpey made a motion to approve annexation request 05-003 with zoning amendment ZA05-002 with the following stipulations: dedication of necessary right-of-way for intersection improvements; provide needed easements for utility expansion; and stipulation that the site plan is conceptual only and final submittal must meet all current regulations. Mike Wilson seconded the motion. Motion carried unanimously.

Annexation Request: 05-001 Zoning Amendment: ZA05-001

Mark Sosebee Realty has made a request to annex/rezone 4.981 acres identified as TMP92-80 located at 1054 Perimeter Road. The property is currently zoned R1. Applicant requests a zoning change to CIR. Steve Holder informed the City Council that the Planning Commission recommended denial of this annexation/rezoning request. The Planning Department recommends approval. The rezone would meet the comprehensive plan, improves access to the business and improves a local business. Dana Miles clarified for the council that the property currently has a rental home on it. If this annexation/rezone request is passed, then the applicant will be able to continue to rent the home up until the time he begins improvements to the property. He will then have to shut the rental home down or make application to the city for a variance to continue to rent the home out.

Councilman Wimpey wanted to clarify that if any improvements, even if it is to the improvement of the road is made, then the house being used as a residential rental property would no longer be permissible. Dana Miles advised Councilman Wimpey that he is correct unless the Council granted a variance. At this time the Council could not hear a variance because it has not been advertised.

Mark Sosebee stated that he is working with a bank and they require he have all property zoned commercially and spoke about some of his long term plan. He stated that he understood the rental house issue.

Mike Sosebee made a declaration that he could not vote on this issue as the applicant is a family member. Tim Wimpey made a motion to approve the first reading of the annexation/rezone request of Mark Sosebee. Jonathan Cox seconded the motion. The motion carried unanimously with the people who are eligible to vote.

Mayor's Report:

Mayor Cox announced the State Transportation Improvement Program Annual Meeting will be held May 19, 2005 at 2:30 p.m. at the Dawson County Board of Commissioners. The Mayor urged the council members to attend if they could.

The Mayor also announced a meeting on the Scenic Byway on Tuesday, May 3 at 7:00 p.m. at the Library.

The Mayor informed the Council that Jonathan has requested the City put up a flag pole. The staff is in the process of researching and purchasing exterior flag poles for our new City Hall location

Public Comment: Annie Dean Samples addressed the Mayor, council and public encouraging people to attend the scenic byway meeting. There is a lot of misinformation in the public regarding this. Some people think they are trying to build a new road and that they are going to be destroying properties.

There being no further business to attend to, a motion was made by Tim Wimpey to adjourn the meeting at 8:00 p.m. Mike Wilson seconded the motion; the motion carried unanimously.

Minutes approved this 6th day of June, 2005.

Joe Lane Cox, Mayor

Councilman Jonathan Cox

Councilman Tim Wimpey

Councilman Mike Sosebee

Councilman Mike Wilson

Attested: _____
Kim Cornelison, City Clerk