

City of Dawsonville
July 5, 2004
Council Meeting Minutes
7:00 P.M.

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

Roll Call: Those present were Council Member Jonathan Cox, Council Member Tim Wimpey, Council Member Mike A. Wilson, Council Member Mike Sosebee, City Clerk, Fred Youngman, Jessie Layne, and Attorney Dana Miles.

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

Minutes: Jonathan Cox made the motion to approve the minutes from the called work session and called council meeting held on June 21, 2004. Mike Wilson seconded the motion. Motion carried unanimously.

Old Business: The City Attorney opened the public hearing for the second reading of the Proposed Zoning Ordinance and Zoning Maps. No one spoke in favor or against the proposed Zoning Ordinance.

Ron Cantrell came forth and asked the Council to rezone 7.65 acres on Hwy. 9 S. Mr. Cantrell stated that 2.15 acres would be HB in order to construct a small retail strip center. 5.5 acres would be zoned R3 to construct apartments. The development would have open space with a courtyard at each building.

Developer for Rainhill Subdivision asked for rezoning of approximately 42 acres on the south side of Perimeter Road to be rezoned from RA to R3 in order to construct 119 single family homes.

Mike Sosebee asked that his 11.5 acres be rezoned from RA to R1.

The Wallace Group asked that 15 acres on Hwy. 9 S. at Burt Crossing be rezoned from RA to R3.

Rezone 80 acres across from the proposed Rainhill subdivision on Perimeter Road from RA to R3.

The City Attorney closed the public hearing and stated that the Council would hold a work session on July 12, 2004 and a called council meeting on July 19, 2004. The City Council will finalize the Zoning Maps at the called council meeting on July 19, 2004.

Jonathan Cox made a motion to approve the second reading of the Zoning Ordinance. Mike Sosebee seconded the motion. Motion carried unanimously. Although there was a second reading and action taken, final approval of the Zoning Ordinance and Zoning Maps will be tabled until the July 19, 2004.

Tim Wimpey made the motion to extend the moratorium on annexations and rezoning until July 19, 2004. Mike Wilson seconded the motion. Motion carried unanimously.

Tim Wimpey made the motion to deny the request to refund a security deposit for Lauren Christian. Mike Wilson seconded the motion. Motion carried unanimously.

New business: The City Attorney opened the public hearing for a variance request from Marathon Land Company. Applicant is requesting reduction of lot size and reduction of front and side setbacks.

Dave Smitz, with Marathon Land Company, stated that the property had been rezoned to PUD with a density of 3 units per acre. Mr. Smitz stated that the proposed development would have three single-family housing lot sizes.

- ❖ A- 9,000 sq. ft. lot with 1,200 sq. ft. homes – set backs will be 20' front, 20' rear, and 5' side set back.

- ❖ B- 7,200 sq. ft. lot with 1,200 sq. ft. homes – set backs will be 50' front 20' rear and 5' side set back.
- ❖ C- 4,000 sq. ft. lot size with 900 sq. ft. homes – set backs will be 20' front, 20' rear, and 5' side set back. Type C lots will also have a section of town homes. The streets in the town home section could possibly be private streets.

Mr. Smitz stated that Marathon Land Company was willing to meet the one (1) hour fire rating on each side of the structures.

Fred Youngman stated that the new Zoning Ordinance required a minimum of 1, 200 sq. ft. homes with a minimum lot size of 7, 500 sq. ft. Some of the streets in the proposed development are dead-end and do not have cul-de-sacs. Mr. Youngman stated that the lot sizes in the proposed development did not meet the specification in the old Zoning Ordinance.

Mr. Youngman stated that the smaller homes would be purchased for rental property and he would like to see specification in the subdivision covenants to limit the rental of property to 5%.

Tim Wimpey made a motion to continue this item until the July 19, 2004, called council meeting. Mike Wilson seconded the motion. Motion carried unanimously.

Jonathan Cox made the motion to approve Change Order #1 for Townley Construction Company. Tim Wimpey seconded the motion. Motion carried unanimously.

Mike Wilson made a motion to approve the business license for Mountain Massage. Tim Wimpey seconded the motion. Motion carried unanimously.

Jonathan Cox made the motion to approve dividing lot 25 and ½ of lot 24 to create 2 - .6-acre lots. Tim Wimpey seconded the motion. Motion carried unanimously. The proposed extension of the sewer line to the newly created lots will have to be approved by Ben Turnipseed and Gary Barr.

Downtown Development Authority Report: George Hanes read a letter from Ludlow Porch stating that he would give \$1,000.00 of free advertising to the businesses of the City of Dawsonville if the City would provide him space for broadcasting, an 800 phone number, pay for engineering cost to relocate broadcasting equipment, and any renovating cost for the space provided.

Jonathan Cox stated that the DDA had been working diligently to stimulate the economy in the City of Dawsonville and this would be a good way to get free advertising for the businesses within the city. The City Attorney stated that the city would not be allowed to pay these expenses. The expenses would have to be paid for by the DDA.

Tim Wimpey made a motion to allow the Downtown Development Authority to get some hard cost figures for the Ludlow Porch proposal and bring the figures back to the City Council at the August Council meeting for final approval. Mike Wilson seconded the motion. Motion carried unanimously.

Mayor's Report: None

Public Comment: None

Executive Session: None

Adjournment: Mike Wilson made a motion to adjourn the July 5, 2004 Regular Council Meeting. Tim Wimpey seconded the motion. Motion carried unanimously. The July 5, 2004 Regular Council meeting adjourned at 8:15 p.m.

Mayor

Attest