

**City of Dawsonville**  
**January 9, 2006**  
**Regular 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, Linda Grant, 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 invocation and pledge.

**Approval of Minutes:** Councilman Jonathan Cox made a motion to approve the minutes from the work session held December 5, 2005. Mike Wilson seconded the motion; the motion carried unanimously. Mike Wilson made a motion to approve the minutes from the regular meeting minutes held December 5, 2005. Jonathan Cox seconded the motion; the motion carried unanimously. Mike Wilson made a motion to approve the minutes from the executive session held December 5, 2005. Jonathan Cox seconded the motion; the motion carried unanimously. Mike Wilson made a motion to approve the minutes from the called meeting held December 20, 2005. Mike Sosebee seconded the motion; the motion carried unanimously. Jonathan Cox made a motion to approve the minutes from the called executive session held December 20, 2005. Mike Wilson seconded the motion; the motion carried unanimously.

**Old Business:**

None

**New Business:**

Hazard Mitigation Plan: Jason Heard told the Council that the Dawson County Hazard Mitigation has already been adopted by the County and is required by the Disaster Mitigation Act of 2000. To summarize, the act requires all Counties nationally to develop a hazard mitigation plan. The plan is simply a plan for a jurisdiction that identifies some of the main hazards within the County or City and looks at ways to help mitigate those hazards and in the process save lives, property and money in the future. The Act also ties future disaster relief to the passage of this plan. It also ties future grant monies relating to hazard mitigation. The plan was developed from August 2004 to August 2005 and the City was involved in the process by including Steve Holder and Gary Barr throughout the process. Jason then asked the Council to support the Hazard Mitigation Plan by adopting the resolution for the plan. Jonathan Cox made a motion to adopt the resolution adopting the Dawson County Hazard Mitigation Plan. Mike Wilson seconded the motion; the motion carried unanimously.

GMRDC Agreement for services related to the GDOT TE Grant: Mayor Cox explained to the Council that this is for the application previously submitted to GDOT for various enhancements including sidewalks in the City. There is money in the grant that allows for someone to administer the grant. GMRDC is qualified and has administered these types

of grants in the past. The Mayor asked the Council to authorize him to enter into the agreement with GMRDC. Mike Sosebee made a motion to authorize the mayor to execute the agreement. Mike Wilson seconded the motion; the motion carried unanimously.

ASCAP License Agreement: Dana Miles informed the council that the American Society of Composers, Authors & Publishers (ASCAP) is the entity that holds the license rights to musical compositions. Georgia Municipal Association (GMA) has worked out an agreement with ASCAP for all Cities in the state at a very modest price when compared to private businesses. The agreement allows events held within the City the right to legally put music on live. The agreement would be effective for the year of 2006. Jonathan Cox made a motion to approve the license agreement with ASCAP. Linda Grant seconded the motion; the motion carried unanimously.

Historic District Sign Permit - Paul Vetron for North Georgia Herpetological: Steve Holder told the Council that the sign application is compatible with previous approvals by the Council. Steve asked Paul Vetron to explain to the Council exact what his business will be doing. Paul Vetron addressed the Council stating that they do reptile educational programs and are opening a facility on Hwy. 9 south to do programs on site. There are live reptiles on site and the goal is to educate people how reptiles fit into the environment and to encourage conservation. Jonathan Cox made a motion to approve the sign permit application. Linda Grant seconded the motion; the motion carried unanimously.

Historic District Sign Permit – Sharp Signs for Southern Sky Systems: Steve explained that this application is for Dwight Gilleland for the business he is putting into the old Bank on 53 West. Steve told the Council that the sign was compatible with previous approvals made by the Council. Jonathan Cox made a motion to approve the sign permit application. Linda Grant seconded the motion; the motion carried unanimously.

Intergovernmental Agreement – Jail Project: Dana Miles addressed the Council stating that the proposed intergovernmental agreement sets forth the terms the City has negotiated with the County for the Old Fire Station and the roads to be closed to allow for the new jail. The properties have been appraised and the term for both the old fire station and roads is \$275,000.00. There is a provision in the agreement for the tap fee of \$27,000 for the expansion and that the jail will install an on site grinder. This is to prevent problems the City currently experiences due to items inmates flush down the toilets and the stopping up of the pump station. The Mayor expressed his concern that the old fire station is to be vacated within ten days. Until another building can be built the City has no place to store the materials and tools currently stored at the old Fire Station. The City needs 90 days to vacate the building. The City Clerk told the Council that the agreement must clearly outline specifically how much is for the fire station and how much is for the roads. The Mayor asked the Council to authorize him to execute the agreement once it is in proper form including the revisions above. Mike Sosebee made a motion to authorize Mayor Cox to execute the intergovernmental agreement after the stated changes are incorporated. Jonathan Cox seconded the motion; the motion carried unanimously.

Zoning Map Updates: Steve Holder asked the Council to approve the latest version of the City's zoning map; the map includes all items the Council has approved from July through December of 2005. This allows the City to have a clean, current map instead of a map

that is marked up reflecting the changes the Council has made. Jonathan Cox made a motion to adopt the latest zoning map. Linda Grant seconded the motion; the motion carried unanimously.

#### Public Hearings:

#### Pouring License:

Peach Brandy Cottage by and through Caroline Christie, President, has made application for Consumption on the Premises Alcoholic Beverage License for a business located at 3 Shepherds Lane, Dawsonville, Georgia.

The City Clerk told the Council that the application is in good form; the back ground check is in the process but has not been received; and the fees have been paid. The business is still under renovation but is not complete so the required business license, fire marshal inspection and certificate of occupancy by the Planning Department are not available as yet. The Clerk told the Council they could approve with contingencies. Dana Miles told the Council he preferred they table this request until a business licenses is issued and an approved facility is established. Jonathan Cox made a motion to table this request until the requirements are met. Mike Sosebee seconded the motion; the motion carried unanimously.

#### Ordinance:

An ordinance to regulate post development stormwater management, to provide for definitions, to establish permit procedures and requirements, to establish stormwater management criteria, to establish priority areas, to provide for inspection and maintenance of stormwater management facilities and systems, to provide for penalties for violations, and for other purposes. (First reading).

Dana Miles opened the public hearing. Steve Holder informed the Council that this ordinance deals with post development water run-off and is written by the Etowah Habitat Conservation Committee (EHCC). This effect of this ordinance will help with water quality; keeping pollutants out of streams. The City Clerk reminded the Council that Curt was at a council meeting several months ago and did a presentation regarding this ordinance. Dana Miles asked Curt Gervich if other jurisdictions within the Etowah Watershed adopted the ordinance. Curt affirmed that several have adopted the ordinance. Dana Miles called for other public comment.

Caroline Christie asked for a clear definition of exactly what the Ordinance does. Curt Gervich explained that the goal of the ordinance is to keep toxic hazards from impervious surfaces from getting washed into streams. Developers would be required to build stormwater detention facilities to handle the first flush of water which contains the most pollutants. The detention pond would then release water into the streams at a much slower rate which would allow for fewer toxins in the water, thereby creating less hazardous to the aquatic life in the streams and rivers. The ordinance would also require the developers to come up with a stormwater plan as the development occurs in the City and finally it keeps ever jurisdiction operating with the same rules throughout the Etowah basin. Ms. Christie stated she was concerned that she would have to do things to her pond where she is developing Peach Brandy Cottage. Curt told her she would not have to

add additives to her pond to combat toxins that would flow into the pond. Dana Miles closed the public hearing. Jonathan Cox made a motion to approve the first reading of the ordinance. Mike Wilson seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 05-012: Samuel & Cynthia Harben has made a request to annex 2.70 acres (parcel 24 – 1.219 acres; parcel 25 – 1.472 acres) of TMP 93-24 and 93-25. The subject property is located in Land Lot 429, 1606 Perimeter Road. The property is currently zoned R-A, applicant requests a zoning classification change to R-3 upon annexation. (Second Hearing).

Dana Miles opened the public hearing. Steve Holder presented the annexation petition. There being no public comment Dana Miles closed the public hearing. Mike Sosebee made a motion to approve the second reading of the ordinance for annexation. Jonathan Cox seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 05-013: Curtis Anderson has made a request to annex 2.64 acres of TMP 93-043. The subject property is located in Land Lot 511 and is located at 2202 Perimeter Road. The property is currently zoned R-1 and will remain R-1 upon annexation. (Second Hearing).

Dana Miles opened the public hearing. Steve Holder presented the annexation petition. There being no public comment Dana Miles closed the public hearing. Mike Sosebee made a motion to approve the second reading of the ordinance for annexation. Jonathan Cox seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 05-014: Stephanie Burt Talley has made a request to annex 1.424 acres of TMP 93-56. The subject property is located in Land Lot 513 and is located at 150 J.C. Burt Road. The property is currently zoned R-1; applicant requests a zoning classification change to R-3 upon annexation. (Second Hearing).

Dana Miles opened the public hearing. Steve Holder presented the annexation petition. There being no public comment Dana Miles closed the public hearing. Linda Grant made a motion to approve the second reading of the ordinance for annexation. Mike Wilson seconded the motion; the motion carried unanimously.

Annexation:

To hear Annexation Petition 05-023: Danny Gordon Weaver has made a request to annex 1.00 acre of TMP 93-68. The subject property is located in Land Lot 501; 43 South West Border Ave., Property is currently zoned R-A and will be rezoned to R-1 upon annexation. (Second Hearing).

Dana Miles opened the public hearing. Steve Holder presented the annexation petition. There being no public comment Dana Miles closed the public hearing. Mike Wilson made a motion to approve the second reading of the ordinance for annexation. Jonathan Cox seconded the motion; the motion carried unanimously.

### Annexation:

To hear Annexation Petition 05-024: City of Dawsonville has made a request to annex 127 acres of TMP 84-01. The subject property is located in Land Lots 573, 574, 516, and 515. The subject property is currently zoned R-1 and will remain R-1 upon annexation. (Second Hearing).

Dana Miles opened the public hearing. Steve Holder presented the annexation petition. There being no public comment Dana Miles closed the public hearing. Jonathan Cox made a motion to approve the second reading of the ordinance for annexation. Mike Sosebee seconded the motion; the motion carried unanimously.

### Annexation:

To hear Annexation Petition 05-025: Dan Centofanti & Kristin Deane have made a request to annex 15.88 acres of TMP 93-41 and TMP 93-42. The subject property is located in Land Lots 56 and 511 and is located at 2201 Perimeter Road. The property is currently zoned R-1; applicant requests a zoning classification change to R-3 upon annexation. (First hearing).

Dana Miles opened the public hearing. Steve Holder presented the annexation petition. There being no public comment Dana Miles closed the public hearing. Jonathan Cox made a motion to approve the second reading of the ordinance for annexation. Mike Wilson seconded the motion; the motion carried unanimously.

### Zoning Amendment:

To hearing Zoning Amendment Application ZA-11-05-1212: Perimeter Commons, LLC has made application to rezoning 15.88 acres of TMP 93-41 and TMP 93-42 from R-1 to R-3. The subject property is located in Lane Lots 56 and 511 and is located at 2201 Perimeter Road. This is the same property being considered in Annexation Petition 05-025.

Dana Miles opened the public hearing. Steve Holder presented the Zoning Amendment application. There being no public comment Dana Miles closed the public hearing. Mike Sosebee made a motion to approve the zoning amendment. Linda Grant seconded the motion; the motion carried unanimously.

### **Mayor's Report:**

Mayor Cox expressed his appreciation to everyone for attending the Council meetings and for the good turnout at the Downtown Development Authority meeting.

Mayor Cox also passed on an invitation to those interested to attend a Republican Party meeting to be held at Lake View Center on Dawson Forest Road. Casey Cagle and Ralph Reed will be there. This will be at 7:00 p.m.

The Mayor also announced that the loan for the purchase of the Dawsonville Municipal Complex is complete.

**Public Comment:**

Jonathan Cox invited public participation in the spring festival and asked those interested to come to the DDA meetings. Jonathan also made everyone aware of the Better Hometown meeting and again is looking for public support of this endeavor.

Cathy Cox invited the public to attend CERT training that is being held at City Hall in the Victory Lane Meeting Room. The class teaches how to respond in the event of an emergency. It is a 9 week course that is coordinated through the local fire department.

**Executive Session:**

At 7:50 p.m. Jonathan Cox made a motion to go into executive session for the purpose of discussing real estate and potential litigation. Mike Sosebee seconded the motion; the motion carried unanimously.

After discussion the items in executive session, Jonathan Cox made a motion to come out of executive session. Mike Wilson seconded the motion; the motion carried unanimously.

There being no further business to discuss, Jonathan Cox made a motion to adjourn the regular meeting; Mike Wilson seconded and the motion carried unanimously.

Minutes approved this \_\_\_\_\_ day of February, 2006.

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Joe Lane Cox, Mayor

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Councilmember Jonathan Cox

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Councilmember Linda Grant

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Councilmember Mike Sosebee

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Councilmember Mike Wilson

Attested: \_\_\_\_\_  
Kim Cornelison, City Clerk

**City of Dawsonville**  
**January 9, 2006**  
**Executive Session of the City Council**

Mayor Cox called the executive session to order.

**Those present:** Joe Lane Cox, Dana Miles, Jonathan Cox, Linda Grant, Mike Sosebee, Mike Wilson, and Kim Cornelison.

Executive Session was held for the purpose of discussing future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4); and to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

Mayor Cox presented the Council with a contract to purchase one acre of land providing the potential well on this property produces as anticipated. Mike Sosebee made a motion to authorize the Mayor enter into such agreement; Jonathan Cox seconded the motion; the motion carried unanimously.

The Council discussed potential litigation involving annexations.

At 8:05 p.m., after discussion the matters of executive session, Jonathan Cox made a motion to adjourn. Mike Wilson seconded the motion; the motion carried unanimously.

Minutes approved this \_\_\_\_\_ day of February, 2006.

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Joe Lane Cox, Mayor

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Councilmember Jonathan Cox

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Councilmember Linda Grant

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Councilmember Mike Sosebee

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Councilmember Mike Wilson

Attested: \_\_\_\_\_  
Kim Cornelison, City Clerk