

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, November 3, 2025
5:00 P.M.

1. **CALL TO ORDER:** Mayor John Walden called the meeting to order at 5:01 pm.
2. **ROLL CALL:** Councilmember William Illg, Councilmember Caleb Phillips, Councilmember Sandy Sawyer, Councilmember Mark French, City Attorney Kevin Tallant, City Manager Jacob Evans, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Water Treatment Lead David Schuette, Finance Director Robin Gazaway, Director of Downtown Development Amanda Edmondson, Zoning Administrative Assistant Stacy Harris and CPL Representative Sarah McQuade.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember French.
4. **ANNOUNCEMENTS:** Mayor Walden reminded residents that Election day is tomorrow, November 4, 2025 and encouraged everyone to vote. City Manager Evans announced the construction of the new wastewater treatment plant will begin on November 10, 2025. Councilmember Illg announced the Christmas Tree Lighting, Parade and Jingle Market will be held on November 22, 2025 and hopes everyone can attend.
5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda to add item #15 Emergency Moratorium made by S. Sawyer; second by M. French. Vote carried unanimously in favor.

Motion to approve the agenda as amended made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

6. **PUBLIC INPUT:** The following persons spoke during public input:
 - Betsy McGriff, 277 Ivey Hollow Circle, Dawsonville – She provided comments to the Council stating the City's code needs to match the vision and character areas of the City which is shaped by businesses and constituents. She encouraged the Council to consider not utilizing consultants who don't live, work and play here but instead listen to residents and businesses and create a "culture of yes". She further encouraged the Council to engage with their constituents, understand their code and to revise the code as needed to match the vision.
 - Paul Hunton, 282 Gunier Circle, Dawsonville – He voiced his opinion in favor of Item #10 on the agenda. He stated he understands the needs of people within Dawson County and has found that those who have grown up in Dawson County are being priced out of their homes. He expressed his support for the Habitat for Humanity project stating the type of housing being proposed would benefit the community and help local people who otherwise could not afford housing. Lastly he touched on the density and compared the Habitat for Humanity project, which is single family homes, to the townhomes being constructed within the Creekstone Community.
 - Scotty Bennett, 60 Peregrine Lane South, Dawsonville – He brought concerns to the Council regarding a couple of exercise machines in the park which need to be repaired and a section of road within the Red Hawk Ridge subdivision which also needs repair.

7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following item (a) made by S. Sawyer; second by M. French. Vote carried unanimously in favor.

a. Approve Minutes

- Regular Meeting and Work Session held October 20, 2025

8. **PROCLAMATION: LOVE YOUR LAWYER DAY, NOVEMBER 7, 2025:** Mayor Walden publicly read the proclamation and the Council thanked City Attorney Kevin Tallant for his services to the City.

PUBLIC HEARING

9. **ZA-C260056:** Davis Engineers & Surveying – c/o Payton Anderson has petitioned for an amendment to the official zoning map applicable to the properties provided below. The applicant proposes the properties be rezoned from R-2: Single-Family Residential District to R-6: Multiple-Family Residential District, for the construction of 12 town house units. Tax map parcel D02 017 (67 Stegall Place), tax map parcel D02 018 ("0" Stegall Place), tax map parcel D02 019 (17 Stegall Place), and tax map

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parcel D02 019 001 (258 Maple Street). Public Hearing Dates: Planning Commission Monday, October 13, 2025, at 5:30 PM. Mayor and City Council Monday, November 3, 2025, at 5:00 PM.

CPL Representative Sarah McQuade presented the staff report for the zoning amendment request and stated the Planning Commission recommended approval with conditions.

Motion to open the public hearing made by W. Ilg; second by C. Phillips. Vote carried unanimously in favor. Mayor Walden conducted the public hearing.

The following person(s) spoke in favor of the request:

- Payton Anderson, 24 Dawson Village Way S., Dawsonville – He spoke in favor of the request stating the City's comprehensive plan mentions Stegall Place and Maple Street as being areas for rehabilitation and redevelopment which is what his client is attempting to accomplish. Currently, four existing lots accommodate two mobile homes which are outdated and the area is slightly rundown. He'd like to build twelve townhomes and market them to smaller families. He also expressed his concerns regarding the condition to make the home rear loading.

Councilmember Phillips asked about the issue Planning Commission had with the driveways coming off of the front. Mr. Anderson stated it was a recommendation by Public Works but after further reviewing the project there are four lots and if homes were built on each lot, a driveway would come off of each one of them; he is only asking for two additional driveways and wants to avoid the addition of having to create a cul de sac and a rear drive. Ms. McQuade informed Council the Planning Commission agreed with the recommendations made by Public Works. Mr. Anderson further expressed it is a dead end street with low traffic volume. Ms. Harris informed City Council that Stegall Place is an emergency access for Creekstone subdivision. Mr. Hansard stated there are approximately twenty homes on Stegall Place and if item #10 is approved there would be additional homes utilizing the same road.

- Shon Geddes, 4085 Copper Leaf Lane, Cumming – He stated his intention for the property is to clean up the area bringing quality development and affordable housing to Dawsonville's residents which is in line with the City's Comprehensive Plan.

No one spoke in opposition to the request.

Motion to close the public hearing made by M. French; second by C. Phillips. Vote carried unanimously in favor.

BUSINESS

10. **ZA-C2500169:** Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG has petitioned for an amendment to the official zoning map applicable to the properties provided below. The applicant proposes the properties be rezoned from R-2: Single-Family Residential District to RCT: Residential Cottage, for the development of a micro-planned/pocket cottage development. Tax map parcel D01 047 005 (Stegall Place), tax map parcel D01 047 006 (Stegall Place), tax map parcel D01 047 007 (Stegall Place), tax map parcel D01 047 008 (Stegall Place), tax map parcel D01 047 009, and tax map parcel D01 047 010. Public Hearing Dates: Planning Commission on September 15, 2025 at 5:30 p.m.; City Council – Tabled to October 20, 2025 at 5:00 p.m. City Council for a decision on November 3, 2025

Sarah McQuade read the zoning amendment request and noted the housing being proposed exceeds the square footage of the RCT zoning and they are requesting a variance to reduce the rear buffer. She further stated staff recommends denial due to the square footage exceeding the maximum standard of which there is no mechanism to request a variance and the plan's inconsistency with the City's Comprehensive Plan. Planning Commission denied the request based on staff's recommendation.

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Motion to table the item to the January 5, 2026 City Council meeting made by C. Phillips; second by M. French. Councilmember Phillips stated he'd like to see first if there is support on the Council to possibly change the square footage standards; when the project was presented previously, there was no mention of the square footage issue. Councilmember Illg stated the City would not be able to issue building permits if it were to be approved and agrees with Councilmember Phillips to determine if the code can be changed. Vote carried unanimously in favor.

- 11. VAR-C2500170:** Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG has petitioned for a variance from Sec. 2103.9. Specifically, they request a reduction of the minimum required undisturbed buffer width for the proposed RCT: Residential Cottage zone from 50 feet to 40 feet at the rear (north) and side (east and west) property lines, applicable to the properties below. Tax map parcel D01 047 005 (Stegall Place), tax map parcel D01 047 006 (Stegall Place), tax map parcel D01 047 007 (Stegall Place), tax map parcel D01 047 008 (Stegall Place), tax map parcel D01 047 009, and tax map parcel D01 047 010. Public Hearing: City Council – Tabled to October 20, 2025 at 5:00 p.m. City Council for a decision on November 3, 2025.

Sarah McQuade read the variance request and noted it is connected with the previous zoning amendment request and recommends tabling the item in the same manner.

Motion to table the item to the January 5, 2026 City Council meeting made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.

- 12. REQUEST TO AWARD RFP #25-RFP-001: IT MANAGED SERVICES – TABLED FROM OCTOBER 20, 2025:** Motion to award #25-RFP-001 to Syclone Designs, Inc. in the amount of \$3,926.90 per month with an onboarding cost of \$2,400.00 contingent upon an acceptable contract made by C. Phillips; second by S. Sawyer. Councilmember Sawyer stated her reasons for selecting Syclone is their proximity to City Hall, they are a local business to the City of Dawsonville who contributes to the community and stated they previously served the City. Councilmember French agrees it is a good practice to do business locally; however, he recognizes the staff's exhaustive review and interview process with the proposals and prefers to go with staff's recommendation of ACNS. Councilmember Illg stated he understands the City received a lot of proposals and appreciates all the work staff has put into the process. Vote carried two in favor (Phillips, Sawyer) with one opposed (French) and one abstained (Illg).

- 13. HEALTH INSURANCE: DECEMBER 2025 – NOVEMBER 2026 – TABLED FROM OCTOBER 20, 2025:** Motion to approve Benefit Support, Inc. made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

Motion to approve opening a bank account for the funding of the health insurance made by W. Illg; second by M. French. Vote carried unanimously in favor.

- 14. REQUEST FOR ROAD CLOSURE: CHRISTMAS PARADE, NOVEMBER 22, 2025:** Motion to approve the road closure as presented made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.

- 15. EMERGENCY MORATORIUM:** Attorney Tallant reported on the Council's desire to make substantial changes to the City's Zoning Ordinance and Development Regulations and therefore it would be in the City's best interest to not allow development to occur under a code that is potentially "on its way out". He stressed the moratorium would not affect any development that has already been started.

Motion to approve the emergency moratorium, Resolution R2025-07, made by M. French; second by W. Illg. Councilmember French appreciates the clarification regarding the developments which have already been approved and does believe it would benefit residents to have a "fresh set of rules" to go by. He also stated it allows the public an opportunity to help draft the code so it truly reflects their desire for their City. Councilmember Illg agrees it makes sense to give the City time to make the appropriate changes and emphasized not moving the "goal post" for the projects which are already in process. Vote carried three in favor (French, Illg, Sawyer) and one opposed (Phillips). (Exhibit "A")

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MAYOR AND COUNCIL REPORTS

Councilmember Illg expressed his gratitude for Amicalola Electric who provided a grant to the Downtown Development Authority. Councilmember Sawyer said there was a great turnout for the Moonshine Festival and appreciates the job done by Kare for Kids and City staff who worked the event. Mayor Walden reported he was honored to be nominated to participate in a Local Elected Officials (LEO) board and was ultimately elected to be a part of the board. This will allow him to work with Workforce Development for the region.

EXECUTIVE SESSION

At 5:51 p.m. a motion to close regular session and go into executive session for pending/potential litigation, real estate acquisition and/or personnel was made by W. Illg; second by M. French. Vote carried unanimously in favor.

At 6:15 p.m. a motion to resume regular session was made by C. Phillips; second by W. Illg. Vote carried unanimously in favor.

ADJOURNMENT

At 6:15 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by M. French. Vote carried unanimously in favor.

Approved this 17th day of November, 2025

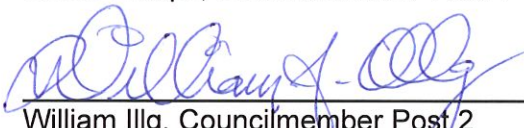
By: CITY OF DAWSONVILLE



John Walden, Mayor



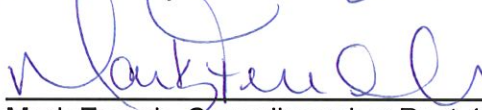
Caleb Phillips, Councilmember Post 1



William Illg, Councilmember Post 2

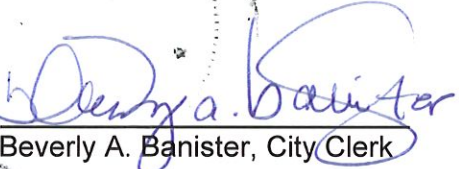


Sandra Sawyer, Councilmember Post 3



Mark French, Councilmember Post 4

Attested:



Beverly A. Banister, City Clerk

STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor John Walden, Councilmember Caleb Phillips, Councilmember William Ilg, Councilmember Sandra Sawyer and Councilmember Mark French; being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1. The City of Dawsonville Council met in a duly advertised meeting on November 3, 2025.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5⁵¹ p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

_____ Consultation with the City Attorney or other legal counsel 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);

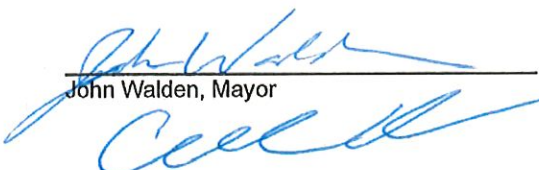
_____ Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____;

_____ Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);

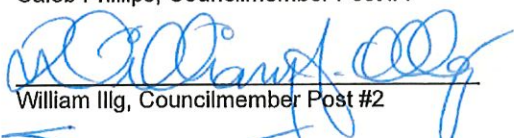
☒ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

_____ Other _____ as provided in: _____.

This 3rd day of November 2025; By the City of Dawsonville, Mayor and Council:


John Walden, Mayor


Caleb Phillips, Councilmember Post #1

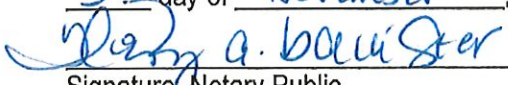

William Ilg, Councilmember Post #2


Sandra Sawyer, Councilmember Post #3


Mark French, Councilmember Post #4

Sworn to and subscribed before me this

3 day of November, 20 25


Signature, Notary Public

My Commission expires: Feb 18, 2026



STATE OF GEORGIA
CITY OF DAWSONVILLE

RESOLUTION NO. R2025-07

**RESOLUTION ENACTING AN EMERGENCY MORATORIUM FOR A PERIOD
OF THIRTY DAYS ON THE ACCEPTANCE OF ALL COMMERCIAL AND
RESIDENTIAL ZONING AND RE-ZONING APPLICATIONS WHILE THE
CITY CONSIDERS CHANGES TO ITS ZONING ORDINANCE AND
DEVELOPMENT REGULATIONS**

WHEREAS, recent development trends in the City of Dawsonville (hereinafter referred to as "City") suggest that current trends for commercial and residential district use may not be adequately addressed by the current City Zoning Ordinance; and

WHEREAS, the City Council of Dawsonville, Georgia (hereinafter referred to as "Council") is vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City; and

WHEREAS, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other development approvals where exigent circumstances warrant the same, pursuant to the case law found at Taylor v. Shetzen, 212 Ga. 101, 90 S.E.2d 572 (1955); Lawson v. Macon, 214 Ga. 278, 104 S.E.2d 425 (1958); and City of Roswell et al v. Outdoor Systems, Inc., 274 Ga. 130, 549 S.E.2d 90 (2001); and

WHEREAS, the Georgia Supreme Court, in the case of DeKalb County v. Townsend, 243 Ga. 80 (1979), held that, "To justify a moratorium, it must appear first, that the interests of the public generally, as distinguished from those of a particular class, require such interference; and second, that the means are reasonably necessary for the accomplishment of the purpose, and not unduly oppressive upon individuals." The Council has found that the interests of the public necessitate the enactment of a moratorium for health, safety, morals and general welfare purposes by means which are reasonable and not unduly oppressive; and

WHEREAS, the Council therefore considers it paramount that land use regulation continues in the most orderly and predictable fashion with the least amount of disturbance to landowners and to the citizens of the City. The Council has always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics and the general welfare of the community; and in particular the lessening of congestion on City roads, security of the public from crime and other dangers, promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the City including access to air and light, and facilitation of the adequate provision of transportation and other public requirements; and

WHEREAS, it is the belief of the Council that the concept of "public welfare" is broad and inclusive; that the values it represents are spiritual as well as physical, aesthetic as well as monetary; and that it is within the power of the Council "to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled," Berman v. Parker, 348 U.S. 26, 75 S.Ct. 98 (1954). It is also the opinion of the Council

that "general welfare" includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of resources, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the City; and

WHEREAS, the Council is, and has been interested in developing a cohesive and coherent policy regarding residential and commercial growth and zoning in the City, and have intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the City as a whole; and

WHEREAS, the City is currently evaluating possible revisions to the City Zoning Ordinance and development regulations with respect to the regulation of commercial and residential development so as to address current development trends; and

WHEREAS, the City is exploring ways to harmonize and streamline the ordinances and regulations of the City which concern land use and development, as well as address any perceived conflicts or perceived inconsistencies, and to overall make the land use portions of the Code of the City of Dawsonville more accessible to the public;

WHEREAS, the efforts this point have identified multiple ways in which the City needs to consider zoning and land use ordinance revisions;

WHEREAS, the City has determined that the acceptance of additional zoning or rezoning applications before these revisions can be considered poses a significant risk of detriment to the City, its citizens, businesses and the public welfare in general, and that immediate action is needed in order to address this potential harm;

WHEREAS, it is in the best interest of the citizens of the City to place an emergency temporary moratorium on the acceptance of applications for residential and commercial initial zonings and re-zonings until the review is completed.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DAWSONVILLE, GEORGIA, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

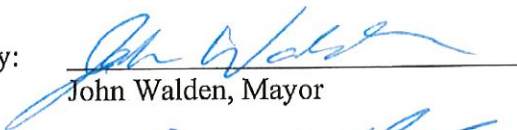
1. In order to adequately study said issues and any zoning ordinance amendments determined to be required, the Council finds as follows: the zoning ordinance and comprehensive land use plan require review as they relate to commercial and residential zones; substantial detriment and irreparable harm may result if revision of commercial and residential zoning ordinances is needed and not implemented; said review of the ordinance and plan requires that a cessation of limited duration of accepting zoning and rezoning applications be implemented, with regard to all commercial and residential developments; and it is necessary and in the public's interest to delay, for a reasonable and finite period of time, the acceptance of any applications for such developments to ensure that the design, development, and location are consistent with the long-term planning objectives of the City.
2. There is hereby imposed a temporary, emergency moratorium on the acceptance by the City of all zoning or rezoning applications for the development of commercial and

residential developments as provided for under the zoning ordinance of the City.

3. The moratoria described in this resolution shall expire on the earlier of:
 - a. December 3, 2025;
 - b. A subsequent vote of the Council of the City of Dawsonville, Georgia, repealing or replacing the moratoria described in this Resolution.
4. This moratorium shall have no effect upon:
 - a. Applications for rezonings filed before the effective date of this Resolution;
 - b. Development of properties already zoned in the City prior to the enactment of this Resolution;
 - c. The acceptance of an application for a variance as authorized by the Code of the City of Dawsonville on property for which no rezoning is sought;
 - d. The acceptance of an application for annexation into the corporate limits of the City of Dawsonville, provided, however, that the applicant for annexation seeks for the property so annexed to be zoned either R-1 (Restricted Single Family Residential) or AP (Annexed Property) upon annexation.
5. It is hereby declared to be the intention of the Council that all sections, paragraphs, sentences, clauses and phrases of this Resolution are and were, upon their enactment, believed by the Council to be fully valid, enforceable and constitutional. It is hereby declared to be the intention of the Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase therein. It is hereby further declared to be the intention of the Council, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution. In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.
6. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.
7. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.

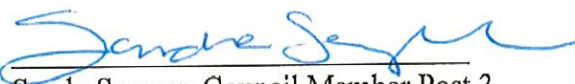
SO ADOPTED AND RESOLVED by the City Council of Dawsonville, Georgia, this 3 day
of November, 2025.

**MAYOR AND DAWSONVILLE CITY
COUNCIL**

By: 
John Walden, Mayor

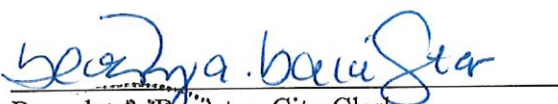

Caleb Phillips, Council Member Post 1


William Illg, Council Member Post 2


Sandy Sawyer, Council Member Post 3


Mark French, Council Member Post 4

ATTESTED TO BY:


Beverly A. Bonister, City Clerk

