

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Thursday, January 22, 2026
5:00 P.M.

1. **CALL TO ORDER:** Mayor John Walden called the meeting to order at 5:00 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, Utility Director Russ Chambers, Finance Director Robin Gazaway, Director of Downtown Development Amanda Edmondson and Dana Spayde from CPL.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Sawyer.
4. **ANNOUNCEMENTS:** Mayor Walden spoke about the upcoming winter storm and encouraged residents to stay at home if they can, check on neighbors and be prepared as much as possible. He also announced he will hold a Chat with the Mayor on February 24, 2026 beginning at 6:00 pm here at City Hall and invited the public to attend.

Mayor Walden issued the call for special meetings of the Mayor and Council for the purpose of conducting a retreat. The meetings will take place on Friday, February 20, 2026, Saturday, February 21, 2026 and Sunday, February 22, 2026 beginning at 9:00 am each day. All meetings will be held at the Professional Development Center located at 28 Main Street in Dawsonville.

5. **APPROVAL OF THE AGENDA:** City Manager Evans noted there is a correction needed on the executive summary related to Item # 11 on the agenda; the third bullet point should read "Purchases over **\$50,000** and up to \$100,000..."

Motion to amend the agenda with the correction stated by City Manager Evans made by M. French; second by W. Illg. Vote carried unanimously in favor.

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

6. **PUBLIC INPUT:** The following person spoke during public input:
 - Corey Guthrie, 283 Casi Ridge, Dawsonville – He spoke regarding Item #9 on the agenda to clarify their proposed stipulations and stated he is available for any questions they may have.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a - b) made by M. French; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting held January 5, 2026
 - Special Called Joint Meeting held January 15, 2026
 - b. Approve to Write Off Uncollected Debt on Utility Accounts: **Total amount approved is \$2,168.47**

8. **EMPLOYEE RECOGNITION:** The Mayor and Council recognized Beth Tuttle for five years of service; Sara Beacham as the December Employee of the Month; Employee of the Fourth Quarter was awarded to Barbara Maddox and David Schuette received the 2025 Employee of the Year Award.

BUSINESS

9. **ZA-C2600057:** B&K Turner Family LLP has petitioned for an amendment to the official zoning map applicable to tax map parcel 083 025 006 (Hwy 53). The applicant proposes the property be rezoned from AP: Annexed Property District to R-3: Single-Family Residential District, for the construction of a 91-unit detached single-family residential subdivision. Public Hearing Dates: Planning Commission on December 8, 2025 at 5:30 p.m. City Council on January 5, 2026 at 5:00 p.m. City Council for a decision on January 22, 2026.

Dana Spayde from CPL read the zoning request.

Motion to approve ZA-C2600057 with a few changes to the proposed stipulations from the applicant as represented in the attached **Exhibit A** made by W. Illg; second by C. Phillips. Short discussion

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included decreased density, possibly tabling the vote for further consideration and the clarification of services to the proposed development. Vote carried three in favor (Illg, Phillips, Sawyer) with one opposed (French)

- 10. CONSIDERATION OF VEHICLE PURCHASES:** Motion to approve the low bid from John Megel Chevrolet for the purchase of two 2026 Chevy Silverado 1500 RST 4WD Crew Cabs in the amount of \$54,000.00 each to be paid out of SPLOST VII Public Works Facility and Equipment made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

WORK SESSION

- 11. FINANCIAL POLICY AMENDMENT:** City Manager Evans provided the Mayor and Council with proposed amendments to the Financial Policy regarding the sections of Purchasing of Goods and Services and Revenues. He asked them to review the amendments and will request consideration to adopt at the February 2, 2026 City Council meeting.

STAFF REPORTS

- 12. JACOB EVANS, CITY MANAGER:** He reported there was no leak adjustments last month.
- 13. ROBIN GAZAWAY, FINANCE DIRECTOR:** Financial reports were provided to represent fund balances and activity through December 31, 2025.

MAYOR AND COUNCIL REPORTS

Councilmember French reported he received a compliment from a resident regarding Hayden Harris and Caleb Reece who responded to an animal control call and wanted to give them public recognition for a job well done.

EXECUTIVE SESSION

At 5:35 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 S. Sawyer. Vote carried unanimously in favor.

At 7:10 p.m. a motion to close executive session was made by M. French; second by C. Phillips. Vote carried unanimously in favor.

Motion to resume regular session was made by M. French; second by W. Illg. Vote carried unanimously in favor.

ADJOURNMENT

At 7:12 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by M. French. Vote carried unanimously in favor.

Approved this 2nd day of February, 2026

By: CITY OF DAWSONVILLE



John Walden, Mayor



Caleb Phillips, Councilmember Post 1


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William Illg, Councilmember Post 2



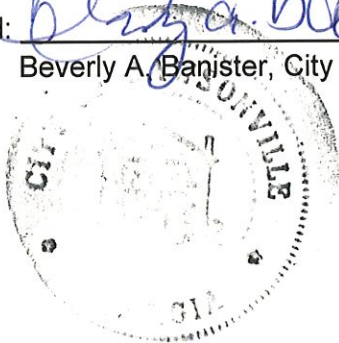
Sandra Sawyer, Councilmember Post 3



Mark French, Councilmember Post 4

Attested: 

Beverly A. Banister, City Clerk



Stipulations for ZA-C2600057 – Approved by City Council on January 22, 2026

1. If a permanent full access to Thunder Ridge is not agreed to by the adjoining property owner, a new traffic study must be prepared and the Developer shall design, permit, and construct the resulting improvements as suggested in the updated traffic study. Otherwise, the Developer is obligated to design, permit, and construct any recommendations in the traffic study that assumes the full connection to Thunder Ridge. If a roadway connection to Thunder Ridge is established, that access point shall be gated.
2. The subject site shall not be developed with greater than eighty-nine (89) principal dwelling units.
3. No portion of the minimum required vegetative buffer (20 feet in depth) along the northern and western property boundaries shall be situated on any lot to contain a dwelling unit.
4. An unpaved trail network no less than five (5) feet in width shall be constructed on the site. The site shall contain no less than 2,000 feet of unpaved trail length.
5. Heated square footage:
 - a. No principal dwelling unit shall have a heated floor area (HFA) of less than 1,500 square feet.
 - b. Maximum of 20% of homes to be less than 1,600 heated square feet.
 - c. Maximum of 35% of homes to be less than 1,800 heated square feet
 - d. Minimum of 45% of the homes to be 2,000 heated square feet, or more.
 - e. Minimum of 20% of the homes to be 2,200 heated square feet, or more.
6. All residences constructed in the development shall feature a contrasting base of brick or stone on the front and side façades. Except where interrupted by windows and doors, the contrasting base shall maintain a minimum height of thirty-six (36) inches and shall extend up to, at minimum, the first-floor elevation (FFE) of the subject dwelling.
7. Provide a 50-foot undisturbed stream buffer and 25-foot impervious setback on each side of the existing streams. An exception is made for the installation of the required sanitary sewer lines and their associated easement to be allowed within the 25-foot impervious setback.

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 January 22, 2026.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5³⁵ 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);

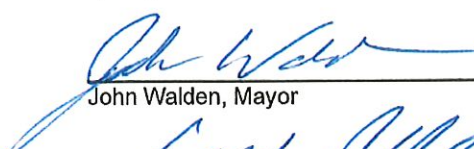
☐ Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____;

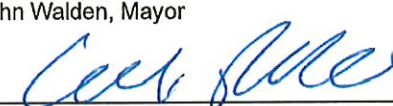
☐ Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);

☒ 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);

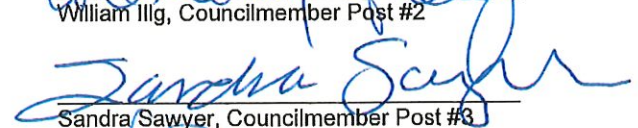
☐ Other _____ as provided in: _____.

This 22nd day, of January 2026; By the City of Dawsonville, Mayor and Council:


John Walden, Mayor


Caleb Phillips, Councilmember Post #1

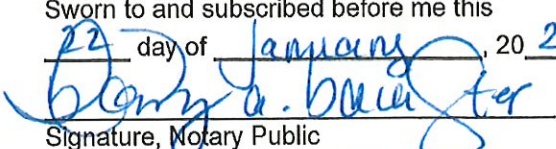

William Ilg, Councilmember Post #2


Sandra Sawyer, Councilmember Post #3


Mark French, Councilmember Post #4

Sworn to and subscribed before me this

22 day of January, 20 26.


Signature, Notary Public

My Commission expires: Feb 18, 20 28