

**MINUTES**  
**CITY COUNCIL WORK SESSION AND REGULAR MEETING**  
**March 19, 2018**  
**7:00 P.M.**

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**CALL TO ORDER:** Mayor Mike Eason called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present were Councilmember Jason Power, Councilmember Mark French, Councilmember Caleb Phillips, Councilmember Stephen Tolson, City Attorney Dana Miles, City Manager Bob Bolz, City Clerk Beverly Banister, Utilities Director Gary Barr, Public Works Operations Manager Trampas Hansard and Planning Director Casey Majewski.

**INVOCATION AND PLEDGE:** Invocation and pledge was led by Councilmember Stephen Tolson.

**APPROVAL OF THE AGENDA:** Motion to amend the agenda by adding item #28 Event Applications with Road Closure made by C. Phillips/S. Tolson. Vote carried unanimously in favor.

Motion to amend the agenda by adding item #2a Appointment to Dawson County Board of Health made by J. Power/M. French. Vote carried unanimously in favor.

Motion to approve the agenda as amended made by M. French/J. Power. Vote carried unanimously in favor.

## **BUSINESS**

**1. APPROVAL OF THE MINUTES:** Motion to approve the minutes from the regular meeting and the executive session held March 5, 2018 made by J. Power/C. Phillips. Vote carried unanimously in favor.

**2. APPOINTMENTS TO HPC, DDA AND ANIMAL CONTROL BOARD:** Motion to reappoint Ken Breeden and Steve Sanvi to the Planning Commission for a three-year term and newly appoint Mike Hornsby and Elizabeth Duncan, contingent upon the approval of her annexation into the City, to fill the unexpired terms of BJ Farley and Stan Worley made by C. Phillips/M. French. Vote carried unanimously.

Motion to reappoint Tim Costley and Kevin Hammond to the DDA for a four-year term made by S. Tolson/M. French. Vote carried unanimously in favor.

Motion to reappoint Gilbert Merritt, Samantha Turner and Dr. Larry Anderson to the Animal Control Board for a two-year term made by C. Phillips/J. Power. Vote carried unanimously in favor.

**2a. APPOINTMENT TO DAWSON COUNTY BOARD OF HEALTH:** Motion to appointment Will Wade to the Dawson County Board of Health to fill the unexpired term of Jack Connor made by J. Power/M. French. Vote carried unanimously in favor.

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**PUBLIC HEARINGS**

Mayor Eason stated one public hearing will be held for all eighteen annexations. The second reading and final vote will be held at the Special Called Meeting of the City Council on March 26, 2018 at 5:00 pm.

The public hearing was unanimously opened to hear items #3 through #20 by J. Power/M. French. Planning Director Casey Majewski presented the Annexations and Rezones as outlined below. All Rezones were approved by the Planning Commission on March 5, 2018.

3. **ANX C7-00307**: John H. Walden has petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP D06 002, located at 48 Elliott Village, with a request to rezone to R2 (Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C7-00307**: John H. Walden has requested a zoning amendment, upon annexation, for TMP D06 002 located at 48 Elliott Village, consisting of -1 acre, from County Zoning of RSR (Residential Sub Rural) to City Zoning R-2 (Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018.

4. **ANX C8-00007**: Martha Kay Shaw has petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 065, located at 114 Gold Bullion Drive West, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00007**: Martha Kay Shaw has requested a zoning amendment, upon annexation, for TMP 090 065 located at 114 Gold Bullion Drive West, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018.

5. **ANX C8-00009**: Walter and Mary J. Evans have petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 097, located at 617 Gold Bullion Drive West, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00009**: Walter and Mary J. Evans have requested a zoning amendment, upon annexation, for TMP 090 097 located at 617 Gold Bullion Drive West, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

6. **ANX C8-00010**: Joseph D. Dixon has petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 108, located at 412 Gold Bullion Drive West, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00010**: Joseph D. Dixon has requested a zoning amendment, upon annexation, for TMP 090 108 located at 412 Gold Bullion Drive West, consisting of -1 acre, from County

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Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

7. **ANX C8-00011**: James B. and Caroline C. Stewart have petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 079, located at 156 Gold Bullion Drive West, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00011**: James B. and Caroline C. Stewart have requested a zoning amendment, upon annexation, for TMP 090 079 located at 156 Gold Bullion Drive West, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

8. **ANX C8-00012**: Marshal A. and Gail E. Horne have petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 055, located at 764 Gold Creek Drive, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00012**: Marshal A. and Gail E. Horne have requested a zoning amendment, upon annexation, for TMP 090 055 located at 764 Gold Creek Drive, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

9. **ANX C8-00013**: Kevin J. Tobolski has petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 109, located at 388 Gold Bullion Drive West, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00013**: Kevin J. Tobolski has requested a zoning amendment, upon annexation, for TMP 090 109 located at 388 Gold Bullion Drive West, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

10. **ANX C8-00014**: Bill P. and Sandra L. Murphy have petitioned for annexation into the city limits of Dawsonville for the +1 acre at TMP 090 086, located at 21 Gold Leaf Terrace, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00014**: Bill P. and Sandra L. Murphy have requested a zoning amendment, upon annexation, for TMP 090 086 located at 21 Gold Leaf Terrace, consisting of +1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

11. **ANX C8-00015**: Christopher and Elizabeth Duncan have petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 078, located at 15 Prospectors Court,

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with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00015**: Christopher and Elizabeth Duncan have requested a zoning amendment, upon annexation, for TMP 090 078 located at 15 Prospectors Court, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

- 12. ANX C8-00016**: Deborah Maxwell has petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 050, located at 781 Gold Creek Drive, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00016**: Deborah Maxwell has requested a zoning amendment, upon annexation, for TMP 090 050 located at 781 Gold Creek Drive, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

- 13. ANX C8-00019**: Gloria Diane and Eugene Russell Brogdon have petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 092, located at 467 Gold Bullion Drive West, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00019**: Gloria Diane and Eugene Russell Brogdon have requested a zoning amendment, upon annexation, for TMP 090 092 located at 467 Gold Bullion Drive West, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

- 14. ANX C8-00020**: Diana D. and Henry M. Hyams Jr. have petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 047, located at 50 Gold Creek Court, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00020**: Diana D. and Henry M. Hyams Jr have requested a zoning amendment, upon annexation, for TMP 090 047 located at 50 Gold Creek Court, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

- 15. ANX C8-00021**: Darrel and Linda Schilling have petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 068, located at 104 Prospectors Court, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00021**: Darrel and Linda Schilling have requested a zoning amendment, upon annexation, for TMP 090 068 located at 104 Prospectors Court, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned

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Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

- 16. ANX C8-00022:** Sherman R. Day has petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 060, located at 7 Gold Bullion Drive East, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00022:** Sherman R. Day has requested a zoning amendment, upon annexation, for TMP 090 060 located at 7 Gold Bullion Drive East, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

- 17. ANX C8-00023:** Lawrence F. Kulish, M.D. has petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 040, located at 663 Gold Creek Drive, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00023:** Lawrence F. Kulish, M.D. has requested a zoning amendment, upon annexation, for TMP 090 040 located at 663 Gold Creek Drive, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

- 18. ANX C8-00024:** John and Marie Luranc have petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 087 001, located at 355 Gold Bullion Drive West, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00024:** John and Marie Luranc have requested a zoning amendment, upon annexation, for TMP 090 087 001 located at 355 Gold Bullion Drive West, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

- 19. ANX C8-00025:** Buster and Paula Roper have petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 041, located at 15 Gold Creek Court, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

**ZA C8-00025:** Buster and Paula Roper have requested a zoning amendment, upon annexation, for TMP 090 041 located at 15 Gold Creek Court, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

- 20. ANX C8-00026:** William and Brenda Gerspacher have petitioned for annexation into the city limits of Dawsonville for the -1 acre at TMP 090 080, located at 188 Gold Bullion Drive West, with a request to rezone to PUD/R2 (Planned Unit Development/Single Family Residential) Hearing Dates: City Council – March 19, 2018 and March 26, 2018

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**ZA C8-00026:** William and Brenda Gerspacher have requested a zoning amendment, upon annexation, for TMP 090 080 located at 188 Gold Bullion Drive West, consisting of -1 acre, from County Zoning of RPC (Residential Planned Community) to City Zoning PUD/R-2 (Planned Unit Development/Single Family Residential). Hearing Dates: Planning Commission – March 5, 2018 and City Council – March 26, 2018

No one spoke in favor or opposition of the annexations and rezones. A motion to close the public hearing was made by M. French/S. Tolson. Vote carried unanimously in favor.

**21. BIDS FOR WELL #108:** Utilities Director Gary Barr reported on the four bids received on March 1, 2018 for modifications to well #108; they are as follows:

- Allsouth Constructors, Inc. \$159,500.00
- Cheek Brothers Contractors, Inc. \$169,000.00
- Lanier Construction Company \$195,075.00
- Willow Construction, Inc. Non-responsive

Motion to approve the low bid of \$159,500 from Allsouth Constructors, Inc. made by J. Power/C. Phillips. Vote carried unanimously in favor.

**22. COPIER/SCANNER LEASE:** Motion to approve the new lease for the Savin MPC5503 with Great American Leasing Corporation at \$177.00 per month made by M. French/S. Tolson. Vote carried unanimously in favor.

**23. GEFA DW2017009 LOAN AMENDMENT:** Motion to approve the modification to GEFA Loan DW2017009 for the extension of the project completion date made by C. Phillips/M. French. Vote carried unanimously in favor.

## **WORK SESSION**

**24. PRESENTATION OF LIVESTREAMING AND AUDIO VISUAL FOR COUNCIL CHAMBERS:** David Strupp from WH Platts presented a livestreaming and audio-visual system for the Council Chambers. Motion to approve the bid as presented from WH Platts to install the livestream and AV system in the Council Chambers made by M. French/S. Tolson. Vote carried 3 in favor (French, Tolson, Phillips). Councilmember Powers was not present for the vote.

Let the record reflect Councilmember Jason Power left the meeting during the presentation of the livestreaming and audio visual for council chambers (Item #24).

**25. ALCOHOL ORDINANCE REVISION:** City Attorney Dana Miles presented Council with a draft of some potential changes up for consideration to the alcohol ordinance. Council will provide feedback to Attorney Miles so he can incorporate those into the draft and possibly have it prepared for the April 9<sup>th</sup> meeting.

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**26. FOOD TRUCK NIGHT DISCUSSION:** Mayor Eason and City Manager Bolz provided information to Council regarding the upcoming food truck night to be held on Friday, May 4, 2018. Request to close portions of Tucker Avenue from Shoal Creek Road east and Bill Elliott Street from Rte 9/53 north to hold the event. Motion to close portions of Tucker Avenue and Bill Elliott Street as requested made by M. French/C. Phillips. Vote carried 3 in favor (French, Tolson, Phillips). Councilmember Powers was not present for the vote.

**27. SPEED LIMIT REDUCTION RESOLUTION:** City Manager Bob Bolz presented the proposal for reduction in speed limits at four points coming into the City

- South bound on Hwy 9 N coming from Dahlonega
- Intersection of 9 S/Perimeter Rd/Burt's Crossing subdivision
- West bound on Hwy 53 E into town
- East bound on Hwy 53 W

Bolz is recommending a resolution be written and approved by Council, which in turn the Board of Education will also draft, present and request approval for a resolution from their Board for the same, and then both resolutions will be presented to GDOT.

Motion to direct City Attorney Miles to draft a resolution for speed limit reduction as presented by M. French/C. Phillips. Vote carried 3 in favor (French, Tolson, Phillips). Councilmember Powers was not present for the vote.

**28. EVENT APPLICATIONS WITH ROAD CLOSURES:** Planning Director Casey Majewski presented two event applications requiring road closures.

- i. Get Your Glow On 5K – Friday, March 23, 2018 – 7:00 pm – 10:30 pm  
Request is to close all of Memory Lane and a portion of Allen Street alongside the Junior High School. Request has also been made to turn off the street lights.

Motion to approve road closure as presented with lights being left on and upon contingency of the Planning Department to work with Dawson County EMS for emergency traffic to be allowed if needed made by S. Tolson/C. Phillips. Vote carried 3 in favor (French, Tolson, Phillips). Councilmember Powers was not present for the vote.

- ii. Happy Hooves 5K – Saturday, April 7, 2018 – 8:00 am – 9:30 am  
Request is to close all of Memory Lane and a portion of Allen Street from Perimeter Road to the Food Lion entrance.

Motion to approve road closure as presented upon contingency of the Planning Department to work with Dawson County EMS for emergency traffic to be allowed if needed made by M. French/S. Tolson. Vote carried 3 in favor (French, Tolson, Phillips). Councilmember Powers was not present for the vote.

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**EXECUTIVE SESSION**

At 8:46 p.m. the Council motioned to close regular session and go into executive session for the purpose of Pending or Potential Litigation, Land Acquisition and Personnel made by M. French/C. Phillips. French. Vote carried 3 in favor (French, Tolson, Phillips). Councilmember Powers was not present for the vote.

At 9:41 p.m. a motion to close executive session and resume regular session was made by M. French/C. Phillips. Vote carried 3 in favor (French, Tolson, Phillips). Councilmember Powers was not present for the vote.

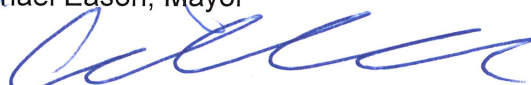
**LAND ACQUISITION:** Motion to approve the purchase of the 30-acre Hamby property for the net amount of \$140,000.00, \$150,000.00 less the \$10,000.00 previously paid for the easement, with SPLOST VI funds and/or capital funds made by S. Tolson/C. Phillips. Vote carried 3 in favor (French, Tolson, Phillips). Councilmember Powers was not present for the vote.

**ADJOURNMENT**


After item regarding Land Acquisition was heard in regular session, the meeting closed and adjourned at 9:43 p.m. by motion: M. French/S. Tolson. Vote carried 3 in favor (French, Tolson, Phillips). Councilmember Powers was not present for the vote.

By: CITY OF DAWSONVILLE

  
\_\_\_\_\_  
Michael Eason, Mayor

  
\_\_\_\_\_  
Caleb Phillips, Councilmember

  
\_\_\_\_\_  
Jason Power, Councilmember

  
\_\_\_\_\_  
Stephen Tolson, Councilmember

  
\_\_\_\_\_  
Mark French, Councilmember



Attested:   
\_\_\_\_\_  
Beverly Banister, City Clerk



STATE OF GEORGIA  
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor Michael Eason, ~~Councilmember Jason Power~~, Councilmember Caleb Phillips, Councilmember Stephen Tolson, 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:

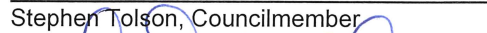
1. The City of Dawsonville Council met in a duly advertised meeting on the March 19, 2018.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 8:46 p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following 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(4);
  - 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(6);
  - Other \_\_\_\_\_ as provided in: \_\_\_\_\_.

This 19th day of March 2018; By the City of Dawsonville, Mayor and Council:

  
\_\_\_\_\_  
Michael Eason, Appointed Mayor

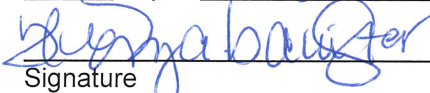
  
\_\_\_\_\_  
Caleb Phillips, Councilmember

Absent (left early)  
\_\_\_\_\_  
Jason Power, Councilmember

  
\_\_\_\_\_  
Stephen Tolson, Councilmember

  
\_\_\_\_\_  
Mark French, Councilmember

Sworn to and subscribed before me this  
19 day of March, 2018.

  
\_\_\_\_\_  
Signature  
Notary Public  
My Commission expires: 02.18.2020



Beverly A. Banister  
NOTARY PUBLIC  
Dawson County, Georgia  
My Commission Expires  
February 18, 2020