

**MINUTES**  
**CITY COUNCIL WORK SESSION AND REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, January 6, 2020**  
**5:00 P.M.**

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1. **CALL TO ORDER:** Mayor Mike Eason called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember John Walden, Councilmember Mark French, Councilmember Stephen Tolson, Councilmember Caleb Phillips, City Attorney Dana Miles, City Manager Bob Bolz, City Clerk Beverly Banister, Utilities Director Gary Barr, Public Works Director Trampas Hansard, Planning Director Robbie Irvin and Human Resource Manager Donna Blanton.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember Tolson.
4. **ANNOUNCEMENTS:** Mayor Eason welcomed Councilmember Walden and reminded everyone Council meetings will now start at 5:00 pm and all other commissions and boards will meet at 5:30 pm.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda except for the Executive Session made by M. French; motion dies due to lack of a second.  
  
Motion to remove item #13 from the agenda made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor.  
  
Motion to approve the agenda as amended made by S. Tolson; second by C. Phillips. Vote carried two in favor (Tolson, Phillips) with one opposed (French).
6. **PUBLIC INPUT:** No comments from the public.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a, b, c, d) made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor.
  - a. Approve Minutes
    - Work Session and Regular Meeting held December 16, 2019
    - Executive Session held December 16, 2019
  - b. Approve Renewal of 2020 IT Service Contract
  - c. Approve Amendment to Agreement for Farmer's Market Construction Contract
  - d. Approve Bid Selection for Perimeter Road Sidewalk Construction – **Awarded to Jerry Townley Concrete, Inc. in the amount of \$99,628.00**
8. **RECOGNITION OF COUNCILMEMBER POWER:** Mayor and Council presented a plaque to former Councilmember Jason Power and thanked him for his years of service.
9. **EMPLOYEE RECOGNITION:** Mayor and Council presented the December Employee of the Month, Employee of the Fourth Quarter and the 2019 Employee of the Year all awarded to Sara Beacham.

**PUBLIC HEARING**

10. **ANX-C2000032A and ZA-C2000032A:** Sachinkumar Patel has petitioned to annex into the city limits of Dawsonville 5 Acres located at 60 Hwy 136 East and being in Land Lots 193 and 194, 13<sup>th</sup> District, 1<sup>st</sup> Section as shown on a plat prepared by Nathan McClure dated August 1, 2019 and revised October 1, 2019 and recorded in Plat Book 84 on Page 232; with Warranty Deed being recorded on November 8, 2019 in Deed Book 1377 on Page 150. Applicant is also requesting to rezone from County Zoning of RA (Residential Exurban/Agricultural) to City Zoning of HB (Highway Business). Public Hearing Dates: Planning Commission on December 9, 2019 beginning at 5:30 pm and City Council on December 16, 2019 beginning at 5:30 pm and January 6, 2020 beginning at 5:00 pm.

Motion to open a public hearing made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor.

Planning Director Irvin read the annexation and zoning request. He stated the Planning Commission recommended approval of the requests with the rezoning to Neighborhood Business not Highway Business and with stipulations.

No one spoke in favor or opposition of the requests.

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

Motion made by C. Phillips to approve the annexation and to approve the zoning to NB (Neighborhood Business) with the following stipulations:

- Twenty-five percent of the trees removed be replaced.
- A 30-foot planted buffer be installed around the perimeter of any development.
- The Planning Department, the Planning Commission and the Mayor and Council shall approve any proposed site plan.
- When development of said parcel occurs a security fence no less than six feet in height shall be erected around any development but shall not be required around the entirety of the parcel unless said development encompasses such.
- Any proposed security lighting shall be full cutoff, downlight only and shall be placed to avoid light spillage onto neighboring properties.

Second by S. Tolson. Vote carried unanimously in favor.

- 11. ZA-C2000021:** Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 and a portion of D04 021 located at 0 Hwy 53 East and consisting of 25.7 acres from CIR (Restricted Industrial) to R6 (Multi Family Residential) Hearing Date: Planning Commission – September 16, 2019 and City Council September 23, 2019. **Postponed by City Council until January 6, 2020.**
- 12. ZA-C2000022:** Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 located at 00 Hwy 53 East and consisting of 1.00 acres from CIR (Restricted Industrial) to CBD (Central Business District) Hearing Date: Planning Commission – September 16, 2019 and City Council September 23, 2019. **Postponed by City Council until January 6, 2020.**

Motion to open the public hearing for items #11 and #12 made by S. Tolson; second by J. Walden. Vote carried unanimously in favor.

Planning Director Irvin read the rezone requests and provided the planning commission and staff report with some suggested stipulations and provided the results of the DRI review.

The following persons spoke in favor of the request:

- Jimmy Jenkins – He spoke in favor of this development and said it would be good to have additional residential homes downtown.
- Tommy Barnes – He provided an overview of the plans to provide a residential development which he believes is the best use of the property.

Motion to extend the public hearing time by ten minutes made by M. French; second by C. Phillips. Vote carried unanimously in favor.

- Chip Pearson – He stated he believes this is a good project for the City and provided reasons why he says this project is in line with the City's comprehensive plan.
- Gordon Pirkle – He stated he is in favor because it will bring more people downtown to help local businesses.

The following persons spoke in opposition of the request:

- Ted Bearden – He believes commercial businesses would be the best use for this property and doesn't believe the residential use follows the City's comprehensive plan. He also has security and traffic concerns.
- James Michael Gaddis – He agrees with Ted Bearden's point of view and has concerns about traffic.

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

Motion to have a Special Called meeting on January 14, 2020 at 4:00 pm and to postpone this decision until that meeting on January 14, 2020 made by C. Phillips; second by S. Tolson. Vote carried unanimously in favor.

13. Removed from agenda.

**BUSINESS**

14. An Ordinance To Provide A Method Of Adopting And Enacting Rules And Regulations Concerning Conduct And Activities At All City Public Parks And Facilities; To Provide For Penalties For Violations Of Same; And For Other Purposes. (First Reading: January 6, 2020; Second Reading and Adoption: February 3, 2020)

Attorney Miles read the first reading of the ordinance and provided a brief overview.

15. **PARKS AND FACILITIES RULES AND REGULATIONS REVIEW:** Mayor Eason stated these rules and regulations will be presented for approval alongside the ordinance on February 3, 2020; he asked Council to review and provide comments.

16. **GRAVEL ROAD DEVELOPMENT ORDINANCE REVIEW:** Mayor Eason and Attorney Miles gave a brief overview of the ordinance and asked for feedback. The ordinance will be presented at the February 3, 2020 meeting for a first reading.

**EXECUTIVE SESSION**

At 5:59 p.m. a motion to close regular session and go into executive session for Personnel was made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor. (Exhibit "A")

At 6:08 p.m. a motion to close executive session and resume regular session was made by M. French; second by C. Phillips. Vote carried unanimously in favor.

**ADJOURNMENT:**

At 6:10 p.m. a motion to adjourn the meeting was made by C. Phillips; second by S. Tolson. Vote carried unanimously in favor.

By: CITY OF DAWSONVILLE



Mike Eason, Mayor



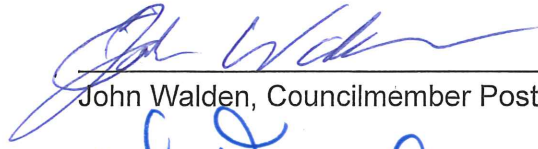
Caleb Phillips, Councilmember Post 1



Stephen Tolson, Councilmember Post 2

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John Walden, Councilmember Post 3

  
\_\_\_\_\_

Mark French, Councilmember Post 4

Attested:  Deputy City Clerk  
FOR Beverly A. 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 January 6, 2020.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5<sup>59</sup> 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);

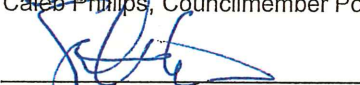
Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

Other \_\_\_\_\_ as provided in: \_\_\_\_\_


This 6<sup>th</sup> day of January 2020; By the City of Dawsonville, Mayor and Council:

  
\_\_\_\_\_  
Mike Eason, Mayor

  
\_\_\_\_\_  
Caleb Phillips, Councilmember Post #1

  
\_\_\_\_\_  
Stephen Tolson, Councilmember Post #2

  
\_\_\_\_\_  
John Walden, Councilmember Post #3

  
\_\_\_\_\_  
Mark French, Councilmember Post #4

Sworn to and subscribed before me this  
6 day of January, 2020.

  
\_\_\_\_\_  
Signature, Notary Public

My Commission expires: 02-18, 2020



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

EXHIBIT "A"