

**City of Dawsonville**  
**July 19, 2004**  
**Called Council Meeting Minutes**

Mayor Cox called the meeting to order.

**Roll Call:** Those present were Council Member Jonathan Cox, Council Member Tim Wimpey, Council Member Mike A. Wilson, Council Member Mike Sosebee, City Clerk, Jessie Layne, Fred Youngman, and Attorney Dana Miles.

**Invocation and Pledge:** Mayor Cox led the invocation and pledge.

**Approval of Minutes:** A motion was made by Mike Sosebee to approve the minutes from the July 5, 2004 Council Meeting and the minutes from the called work session held on July 12, 2004. Mike Wilson seconded the motion. Motion carried unanimously.

**Old Business:** The City Attorney called the public hearing to order for the final reading of the proposed Zoning Ordinance and Zoning Map. The City Attorney stated that this was the third and final hearing on the proposed Zoning Ordinance and Zoning Map. Two public hearings have already been held.

Mayor Cox stated that he had told Dave Smitz, with Marathon Land Company, that the minimum lot size would be 7,200 sq. ft. and that the street pavement width would be 24 feet wide. Fred Youngman, Chairman of the Planning and Zoning Commission, stated that the minimum lot size in the proposed Zoning Ordinance is 7,500 sq. ft. The minimum street pavement width in the Development Regulations is 28 feet wide.

A motion was made by Tim Wimpey to accept the Zoning Ordinance as written and the Zoning Map with two changes. Mike Wilson seconded the motion. Motion carried unanimously. Mayor Cox stated that he wanted the record to show that he was opposed to the adoption of the Zoning Ordinance as is.

Dave Smitz, with Marathon Land Company, asked the Council to approve his amended preliminary plan for the mixed-use development on Highway 53 West. Mr. Smitz stated that type A lots would have 9,000 sq. ft. with 20 feet front setbacks, 7 feet side setbacks, and 20 feet rear setbacks. Type B lots would have 7,200 sq. ft. with 20 feet front setbacks, 5 feet side setbacks, and 20 feet rear setbacks. Type C lots would be town homes.

Mr. Smitz stated that the density might change but not to exceed 3 houses per acre. Mr. Smitz stated that he was under the impression that the site plan had been approved at the rezoning of the property. The City Attorney stated that the City Council had approved the rezoning of the property for a mixed-use development. The site plan specifics were not approved.

Fred Youngman gave each Council Member a write up of what Mr. Smitz needed to do to bring his development into compliance with the new Zoning Ordinance and Development Regulations.

Tim Wimpey made a motion to deny the variance. Seconded by Mike Wilson.

Mike Sosebee asked the Mayor for his opinion. Mayor Cox stated that Mr. Smitz had done everything that he had asked him to do. The Mayor stated that nothing is written in stone and that was the reason for granting variances.

Jonathan Cox stated that the 7,500 sq. ft. lots would stand and that 5 feet side setbacks between homes are just to close.

Dave Smitz asked that his request be tabled until a topo can be done. When the topo is finished, the exact density can be calculated.

Mike Sosebee made a motion to table the variance request until the August 2, 2004 meeting. Jonathan Cox seconded the motion. Motion carried unanimously.

Jonathan Cox made a motion to lift the moratorium on all annexations and rezoning. Tim Wimpey seconded the motion. The motion carried unanimously.

**New Business:** Hubert Tinsley asked for a variance from a thirty-foot driveway to a fifteen-foot driveway for lots 1A, 2A, 3A, 4A, 4B, 5B, 33B, 34B, 35B, and 6B at Maple Heights Subdivision.

Tim Wimpey made a motion to approve the driveway variances with the stipulation that Mr. Tinsley filled out all of the necessary paperwork. Jonathan Cox seconded the motion. Motion carried unanimously.

Mike Wilson made a motion to approve a Safety Policy. Mike Sosebee seconded the motion. Motion carried unanimously.

Jonathan Cox made a motion to accept the bid from Middle Georgia Water Systems to drill the existing Maple street well 200 feet and replace the 6 inch PVC casing with 8 inch steel casing. Mike Sosebee seconded the motion. Motion carried unanimously.

**Mayor's Report:** None

**Public Comment:** None

**Executive Session:** Tim Wimpey made a motion to go into executive session to discuss personnel issues. Jonathan Cox seconded the motion. Motion carried unanimously. The City Clerk was asked to leave the room.

Tim Wimpey made a motion to come out of executive session. Mike Sosebee seconded the motion. Motion carried unanimously.

Jonathan Cox made a motion to go back into regular session. Mike Sosebee seconded the motion. Motion carried unanimously.

Tim Wimpey made a motion to approve the action that was discussed during the work session pertaining to personnel issues. Mike Wilson seconded the motion. Motion carried unanimously.

Tim Wimpey made a motion to adjourn the July 19, 2004 Called Council Meeting. Mike Sosebee seconded the motion. Motion carried unanimously. The meeting adjourned at 9:00 p.m.

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Mayor

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Attest