

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, March 17, 2025
5:00 P.M.

1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Councilmember William Illg, Councilmember Sandy Sawyer, Councilmember Mark French, Councilmember Caleb Phillips, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Assistant City Manager Jacob Evans, Public Works Director Trampas Hansard, Utility Director Jacob Barr, Finance Director Robin Gazaway, Downtown Development Director Amanda Edmondson and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember French.
4. **ANNOUNCEMENTS:** Mayor Walden announced the Farmers Market opening day is April 26, 2025. Councilmember French announced he works for Glazing Rubber Products stating his employers, Steve and Marilyn Sanvi are in the audience. He stated they are a resident of Gold Creek and they have a driveway off of Gold Creek Drive but there are ninety other homeowners who also use that road on a day-to-day basis and he wanted to disclose that for the record.
5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda to remove item #12 Thunder Ridge Phase 2 Final Plat and replace item #12 with Georgia Racing Hall of Fame: Request for Fee Waiver made by M. French; Second by W. Illg. Vote carried unanimously in favor.

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

6. **PUBLIC INPUT:** Corey Guthrie, 283 East Ridge, Dawsonville – He was in attendance to speak about the removed item, Thunder Ridge Phase 2 Final Plat, and he wanted to request the Council to consider one of two options. He understands the bonds required for approval of the plat were received late this afternoon and were not able to be reviewed prior to the meeting and so he requested the Council consider approval contingent upon review of the bonds or to consider a Special Called meeting to consider the item. Discussion occurred.

Mayor Walden issued a call for a Special Called meeting on Monday, March 24, 2025 at 5:00 p.m.

7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a) made by C. Phillips; second by S. Sawyer. Vote carried three in favor (Phillips, Sawyer, Illg) with one abstained (French).

- a. Approve Minutes
 - Regular Meeting held March 3, 2025

8. **EMPLOYEE RECOGNITION:** The Mayor and Council awarded Seth Reece the February 2025 Employee of the Month award.
9. **PROCLAMATION: COLORECTAL CANCER AWARENESS:** Jason Miller, the Chief Operations Officer of GI North, provided an overview of the facts surrounding colorectal cancer and the goal and importance of bringing awareness to the general public concerning prevention. He thanked the Mayor and Council for supporting their cause. Mayor Walden presented the proclamation to Mr. Miller.

PUBLIC HEARING

10. **ORDINANCE NO. 01-2025: AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF DAWSONVILLE, GEORGIA, TO ADDRESS CERTAIN PERMITTED USES IN DISTRICTS OF THE CITY, AND TO ADDRESS DEFINITIONS. FIRST READING: MARCH 3, 2025; PUBLIC HEARING, SECOND READING AND CONSIDERATION TO ADOPT: MARCH 17, 2025.** Attorney Tallant provided a description of the amendment and read the second reading of the ordinance.

Motion to open the public hearing made by W. Illg; second by M. French. Vote carried unanimously in favor. Mayor Walden conducted the public hearing. No one spoke in favor of or opposition to the ordinance amendment. Motion to close the public hearing made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

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Motion to approve Ordinance No. 01-2025 as presented made by W. Illg; second by M. French. Vote carried unanimously in favor. (Exhibit "A")

BUSINESS

- 11. APPOINTMENTS TO THE CITY OF DAWSONVILLE ETHICS BOARD – TABLED FROM MARCH 3, 2025:** Mayor Walden appointed Beth Duncan as his choice for the Ethics Board. Council discussed appointments of the other two members.

Motion to table the item to the April 7, 2025 City Council meeting made by M. French; second by C. Phillips. Vote carried unanimously in favor.

Attorney Tallant stated once all other members were appointed, they would all be sworn in at the same time and their two-year term would start at that time.

- 12. GEORGIA RACING HALL OF FAME: REQUEST FOR FEE WAIVER:** Motion to approve the fee waiver request in the amount of \$275.00 for the rental of the farmer's market (\$225) and the special event permit fee (\$50) for their event Racing to the Rescue to be held on March 29, 2025 made by W. Illg; second by M. French. Vote carried unanimously in favor.

WORK SESSION

- 13. UPDATE ON GOLD CREEK DRIVE:** Public Works Director reported he spoke with the HOA Presidents for both Gold Creek and East Ridge and their request is to have the road from Village Drive to Highway 136 brought up to standard at thirty feet wide. Councilmember Phillips asked if the safety issue was discussed; Mr. Hansard said no it was not discussed. Councilmember Phillips stated the original issue was the safety issue at the curb and there was a discussion about the consideration of moving the curb line back and he wanted to know if there was still concern regarding that issue. Beth Duncan, representing Gold Creek, was invited up to the podium and she stated she had presented her concerns at a previous meeting with the Mayor and Councilmember French that any new road touching an existing road would need to be brought up to City standards. Councilmember Phillips stated he could not agree with having the City utilize public funds to address those concerns on a private road, however, he would consider addressing the safety issue that was brought to the Council's attention. Ms. Duncan reiterated the desire of the residents to have Gold Creek Drive brought up to City standards beginning at Highway 136 up to Village Drive. Councilmember Illg asked if any costs were obtained to address the safety issue at the curb and also the widening of Gold Creek Drive from Highway 136 to Village Drive; Mr. Hansard stated no costs have been obtained at this time and he also expressed the challenges regarding correcting the safety issue at the curb. Councilmember French stated the road is private as Councilmember Phillips stated, however, to his knowledge the City's ordinances don't distinguish between what is applicable to private and public streets. Councilmember Phillips further stated if the street above the clubhouse was thirty-something feet and the street below it was narrower with the City's approval that would be one thing but the road already existed and it matches the road above the clubhouse. His concern is the safety issue at the curb in the middle and again restated his unwillingness to use public funds to widen that road but would consider fixing the safety issue. Council directed Mr. Hansard to obtain costs.

STAFF REPORTS

- 14. BOB BOLZ, CITY MANAGER:** City Manager Bolz reported the leak adjustment this month was \$74.36.
- 15. ROBIN GAZAWAY, FINANCE DIRECTOR:** Finance Director Gazaway provided the financial reports representing fund balances and activity through February 2025.

MAYOR AND COUNCIL REPORTS: None

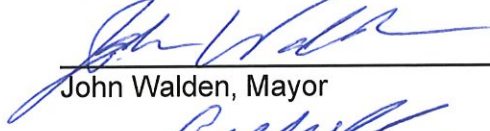
ADJOURNMENT

At 5.29 p.m. a motion to adjourn the meeting was made by M. French; second by C. Phillips. Vote carried unanimously in favor.

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Approved this 7th day of April 2025

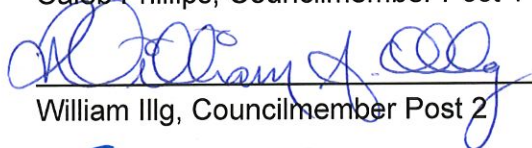
By: CITY OF DAWSONVILLE



John Walden, Mayor



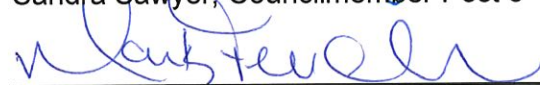
Caleb Phillips, Councilmember Post 1



William Illg, Councilmember Post 2

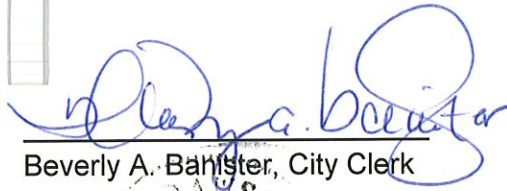


Sandra Sawyer, Councilmember Post 3



Mark French, Councilmember Post 4

Attested:



Beverly A. Bahlster, City Clerk



Subject Matter: Zoning – Permitted Uses in TB
Date of First Reading: March 3, 2025
Date of Second Reading & Public Hearing: March 17, 2025
Date of Adoption: March 17, 2025
Effective Date: March 18, 2025

ORDINANCE NO. 01-2025

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF DAWSONVILLE, GEORGIA, TO ADDRESS CERTAIN PERMITTED USES IN DISTRICTS OF THE CITY, AND TO ADDRESS DEFINITIONS

WHEREAS the Constitution of the State of Georgia provides in Article IX, Section II, Paragraph IV thereof, that the governing body may adopt plans and exercise the power of zoning; and

WHEREAS, the Georgia General Assembly has enacted the Georgia Planning Act of 1989, (Georgia Laws, 1989 pp. 1317-1391, Act 634) which among other things provides for local governments to adopt plans and regulations to implement plans for coordinated and comprehensive planning; and

WHEREAS, The City finds that the regulations contained in this Ordinance are necessary for the purposes of implementing its comprehensive plan adopted pursuant to the requirements of the Georgia Planning Act of 1989; and

WHEREAS, this Ordinance has been prepared and considered in accordance with the Zoning Procedures Act, O.C.G.A. § 36-66-1 et. seq., and

WHEREAS, this Ordinance is necessary for the purposes of promoting the health, safety, morals, convenience, order, prosperity and the general welfare of the City of Dawsonville; and encouraging the most appropriate use and development of land and buildings throughout the City of Dawsonville in accordance with its duly adopted comprehensive plan;

NOW THEREFORE, the governing body of the City of Dawsonville, Georgia, does hereby ordain, enact and thereby incorporate into the City Code of Dawsonville, Georgia, this ordinance and all of its sections as set forth below:

SECTION I. Permitted Uses

Section 2502 Permitted Uses in the TB Town Business (Historical District) is hereby amended as follows:

11. “Convenience food and retail stores with or without gasoline sales” is deleted in its entirety, and shall be replaced with the following, which shall be a new Section 2502.11:

11. Reserved

SECTION II: Definitions

Sections 301 Definitions: is amended by including the following definition which shall be placed in the Code of the City of Dawsonville as indicated alphabetically within Section 301:

Square Feet: When used in reference to a structure intended for residential occupation, the term square feet shall refer to finished square feet which is heated or air conditioned. This definition shall apply to all such references contained in this ordinance, or represented as measurements on site plans, elevations, preliminary plats, subdivision plans, final plats, or any other submission to the City of Dawsonville, unless a contrary definition is plainly and explicitly indicated in a conspicuous fashion.

SECTION III: Incorporation and Repealer

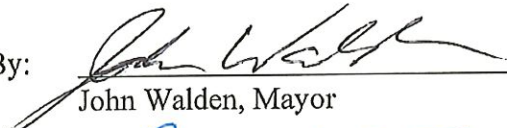
Except as modified herein, the remainder of the ordinance regulating zoning is affirmed and incorporated herein. All laws and parts of laws in conflict with this enactment are hereby repealed.

SECTION IV: Effective Date

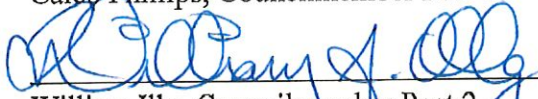
This ordinance shall be effective the day following its passage by the Council of the City of Dawsonville.

SO ADOPTED AND ORDAINED by the City Council of Dawsonville, Georgia, this 17 day of March, 2025.

MAYOR AND DAWSONVILLE CITY COUNCIL

By: 
John Walden, Mayor

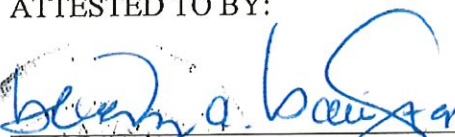

Caleb Phillips, Councilmember Post 1


William Illg, Councilmember Post 2


Sandy Sawyer, Councilmember Post 3


Mark French, Councilmember Post 4

ATTESTED TO BY:


Beverly A. Banister, City Clerk

