

**MINUTES**  
**CITY COUNCIL SPECIAL CALLED MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Tuesday, February 18, 2025**  
**5:00 P.M.**

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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, Public Works Director Trampas Hansard, Utility Director Jacob Barr and Finance Director Robin Gazaway.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember French.
4. **APPROVAL OF THE AGENDA:** Motion to amend the agenda to add items #5a. Executive Session and #5b. Discussion of Streets in Gold Creek made by M. French; second by C. Phillips. Vote carried unanimously in favor.
5. **PUBLIC INPUT:** The following person(s) spoke during public input:

- Marilyn Sanvi, 660 Gold Creek Drive, Dawsonville – Ms. Sanvi expressed her concerns regarding the City’s elected officials and their perceived lack of concern for Gold Creek by allowing them to reduce the square footage previously approved for the townhomes. She also commented on statements made by Mike and Grady Turner during the February 3, 2025 City Council meeting. She reported the homeowners have been taking care of the Gold Creek neighborhood, not the Turner’s.

The five minute allowance for public input expired. Councilmember Phillips motioned to allow Ms. Sanvi additional time to complete her statements; second by W. Illg. Vote carried unanimously in favor.

She expressed additional concerns about allowing the width of the road to be changed and reminded the Council it is the citizens of the City who elect them, not developers. She invited Councilmembers to visit the Gold Creek neighborhood to see the state of the property.

- Beth Duncan, 15 Prospectors Court, Dawsonville – Ms. Duncan spoke representing the Gold Creek HOA and the concerns brought to her by the homeowners regarding the townhome development. She is asking the Council to honor their oath of office to uphold the City’s ordinances. She stated they are not looking for special treatment, they just want the City to adhere to the ordinances and take into consideration all of the issues brought to their attention through various meetings and correspondence.
- Darron Disheroon, 480 Gold Bullion Drive East, Dawsonville – He echoed the comments made by Ms. Duncan and asked the Council to be sure to uphold the City’s ordinances concerning the Gold Creek Townhome development. He pointed out all of the homeowners take immaculate care of their own properties, as well as part of the golf course, however, the front entrance and the clubhouse give the appearance of a “ghost town”.
- Mike Turner signed up for public input but did not speak.

- a. **EXECUTIVE SESSION:** At 5:16 p.m. a motion to go into executive session for pending/potential litigation was made by M. French; second by W. Illg. Vote carried unanimously in favor.

At 6:12 p.m. a motion to close executive session was made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

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

- b. **DISCUSSION OF STREETS IN GOLD CREEK:** Attorney Tallant spoke to Council about the ordinances referring to a development next to a substandard street in which certain improvements would need to be made to be brought up to City standards. The term substandard is not defined in the ordinance and the term may have been defined differently by individuals over the years. He stated there is a street in place and completed by a developer, emphasizing that no one currently sitting on the Council had any participation with the approval of said street. He understands some

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measurements have been taken to determine the width of the street and believes Public Works Director Hansard could report more on the subject.

Mr. Hansard provided measurements of the width of the Gold Creek Drive in various locations. Councilmember Illg referred to a section of the street where the new portion meets the old portion and asked Mr. Hansard about the potential of making it wider. Councilmember Phillips understands the residents have safety concerns and suggested getting cost estimates to widen the road as well as obtaining permission from the property owner. Councilmember Illg further stated his concerns about safety when cars are traveling on the road. Councilmember Phillips also suggested speaking with the residents to determine which specific area they are concerned about; Councilmember Illg agreed.

- 6. CONSIDERATION OF FINAL PLAT FOR VILLAS AT GOLD CREEK:** City Attorney Tallant provided a brief overview of the history of the Gold Creek development and stated again that when the development was originally approved in 2006, no one currently sitting on the Council was a part of the approval process. He further explained the original approval for the townhomes allowed thirty-six units at twelve hundred square feet. In 2020 an administrative variance was approved at staff level since the variance resulted in a reduction of the number of units; reduced from thirty-six to thirty-two units at twelve hundred square feet. The City communicated with the developer the minimum square footage for the townhomes was twelve-hundred square feet. The developer submitted plans to the City which contained square footage for eight townhomes at 1,681 sq ft, eight townhomes at 2,059 sq ft, eight townhomes at 2,878 sq ft and eight homes at 2,628 sq ft. The cover sheet for the plans which were submitted and reviewed by the City and subsequently site development work began, contained a notation that the minimum townhome square footage was to be 2,228 sq ft. This was in conflict with the specific floor plans submitted around the same time because some plans were lower square footage than 2,228. This particular issue was not raised by those reviewing the plans with the developer and the developer moved forward with the development. The City has recently received an update on the square footage from the developer, which completely eliminates the eight homes at 1,681 sq ft and instead increased the number of townhomes offering 2,628 sq ft from eight to sixteen units. Attorney Tallant further stated the City's ordinances do not differentiate between heated and non-heated square footage for townhomes and explained that with a garage being included as part of the total square footage it would ultimately reduce the heated square footage. Therefore, if the Council required the developer to have a minimum of 2,228 square feet on all of the townhomes, they could end up with approximately 1,719 heated square feet of each unit. He further noted that through the efforts of the Council working with the developer to increase the square footage from twelve hundred to the current proposed square footage, there will now be units with garage space having a total of approximately 2,188 heated sq ft and 2,194 heated sq ft. Lastly, he also said this was a unique situation because approving a final plat is typically done at a staff level and not by the government body. For each piece that was approved from 2006 until now, this body was not involved in those approval processes and once the stage of the final plat approval is ready, the developers have already moved forward based upon those prior approvals which is why Attorney Tallant believes it is not typical for a government body to be involved with an approval process at this level. However, being that it is required by our ordinances, the request for approval has to be considered by this governing body and that is what is being presented now. Mayor Walden asked if the Council has the updated plat; Attorney Tallant stated yes as well as updates to the covenants.

Motion to approve the final plat as presented made by W. Illg; second by C. Phillips. Councilmember French stated his frustration is the original site plan stated a minimum square footage of 2,228 and deems it disingenuous to not develop the units as stated on the cover sheet. Councilmember Phillips stated the Council has spent a lot of time on this and doesn't want the residents to think they don't care; they have been able to increase the overall square footage and since not being involved in the prior approval processes, he believes they have done the best they could. Councilmember Sawyer asked Attorney Tallant if the square footage of the homes has to be stated on the cover sheet; Attorney Tallant responded no it is not required. Councilmember French stated it was on more than

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one document. Vote carried three in favor (Illg, Phillips, Sawyer) with one opposed (French). (Exhibit "A")

7. **CONSIDERATION OF CONTRACT WITH CPL ARCHITECTURE, ENGINEERING AND PLANNING:** Motion to approve the contract as presented made by M. French; second by C. Phillips. Councilmember Phillips stated that by hiring this company he believes a lot of the issues that have come up can be resolved and the ordinances can be revised. Councilmember French requested an audit of the Planning Department to ensure our current projects are compliant with City ordinances. Vote carried unanimously in favor.

Mayor Walden reported the Council has had extensive discussions at their retreat concerning ordinances and believes hiring CPL for planning services will help with working with developers in relation to the City's vision. Councilmember French agreed it was worthwhile to hold the retreat and thanked the Council for considering the decision to outsource the Planning Department believing it will streamline the process and hopefully eliminate further issues. Councilmember Illg thanked the public for attending the meeting and stated the Council is passionate about the decisions they make because of their love for the City and its residents. Councilmember Sawyer also thanked the residents for coming to the meeting and stated the decisions the Council makes are important to both them and the residents.

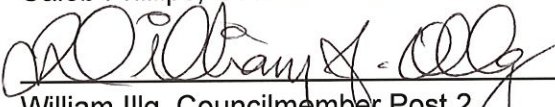
8. Executive Session was held earlier in the meeting.
9. **ADJOURNMENT:** At 6:42 p.m. a motion to adjourn was made by M. French; second by W. Illg. Vote carried unanimously in favor.

**Approved this 3<sup>rd</sup> day of March 2025**

By: CITY OF DAWSONVILLE

  
\_\_\_\_\_  
John Walden, Mayor

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

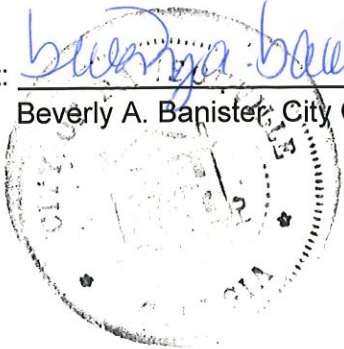
  
\_\_\_\_\_  
William Illg, Councilmember Post 2

  
\_\_\_\_\_  
Sandra Sawyer, Councilmember Post 3

*Absent on 3/3/2025*  
\_\_\_\_\_  
Mark French, Councilmember Post 4

test:

  
\_\_\_\_\_  
Beverly A. Banister, City Clerk



STATE OF GEORGIA  
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor John Walden, Councilmember Caleb Phillips, Councilmember William Illg, 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 February 18, 2025.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5<sup>16</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: \_\_\_\_\_.

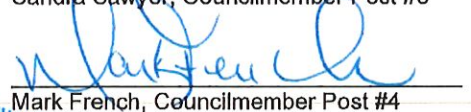
This 18<sup>th</sup> day of February 2025; By the City of Dawsonville, Mayor and Council:

  
\_\_\_\_\_  
John Walden, Mayor

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

  
\_\_\_\_\_  
William Illg, Councilmember Post #2

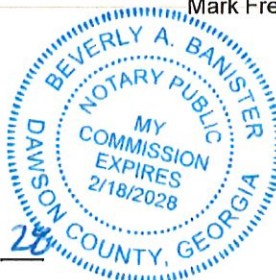
  
\_\_\_\_\_  
Sandra Sawyer, Councilmember Post #3

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

Sworn to and subscribed before me this  
18 day of February, 2025.

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

My Commission expires: Feb 18, 2028



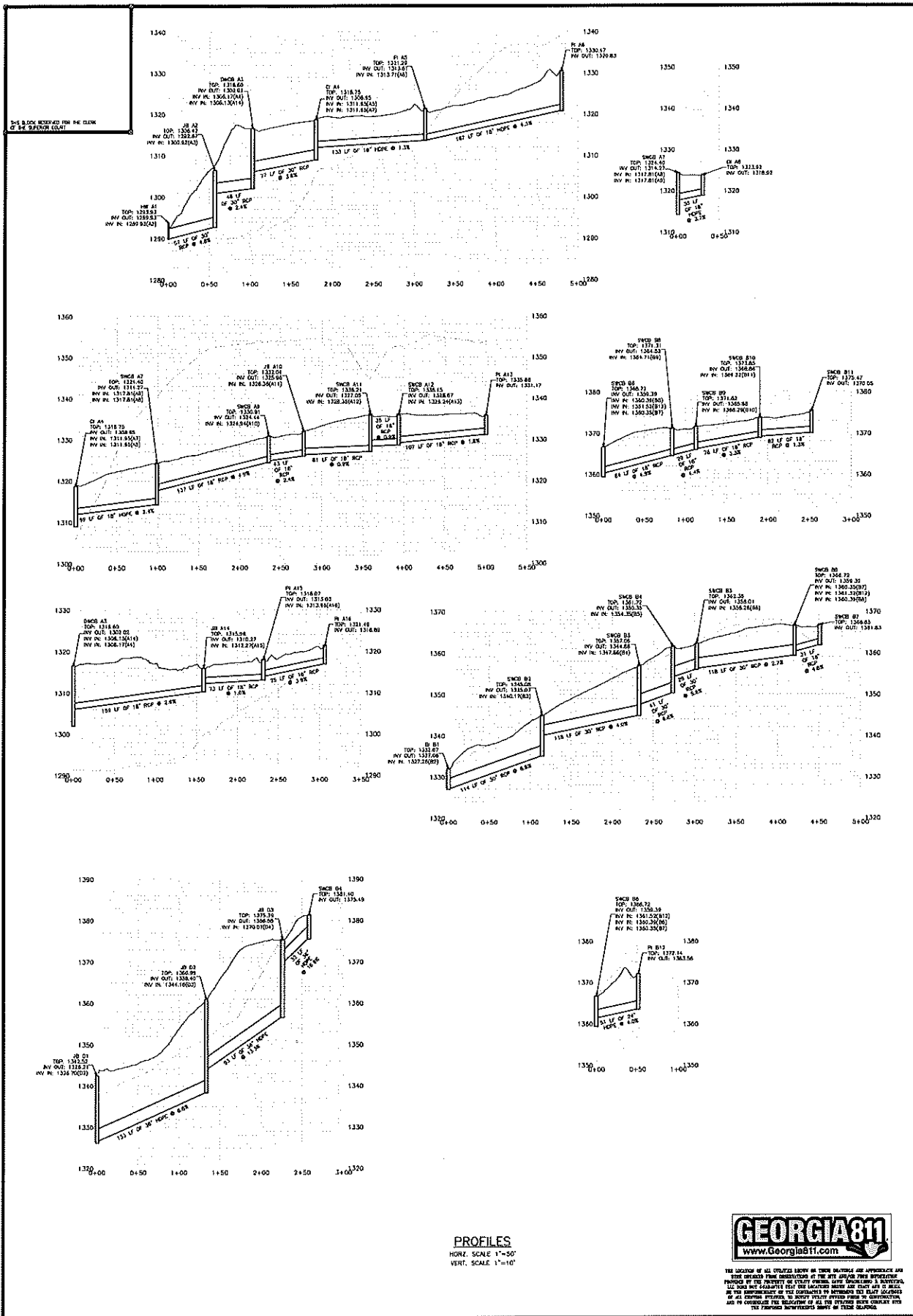












**PROFILES**  
 HORIZ. SCALE 1"=50'  
 VERT. SCALE 1"=10'



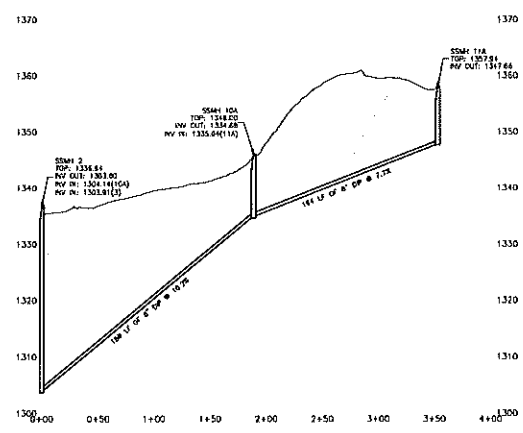
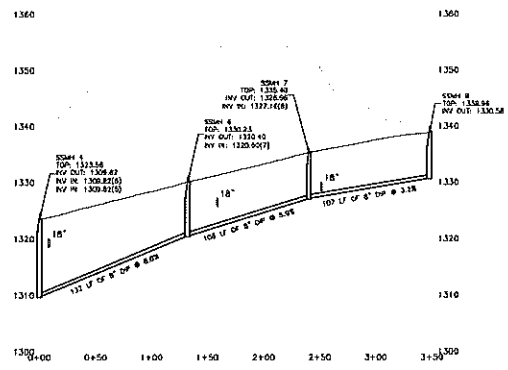
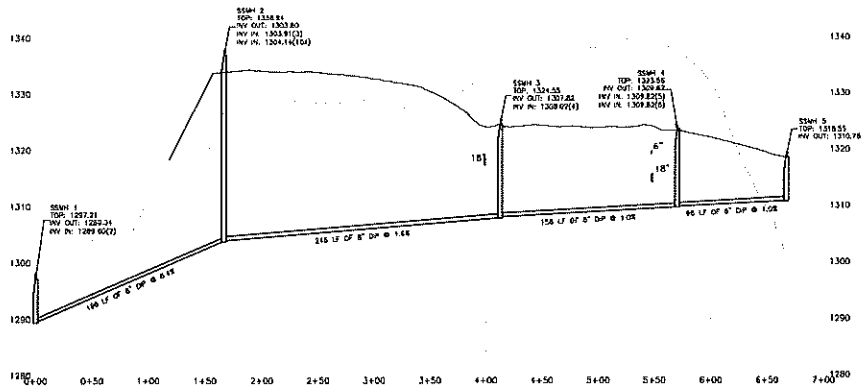
THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS AND APPROPRIATE AND DEPTH INDICATED THEREON SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE DRAWINGS AND APPROPRIATE AND DEPTH INDICATED THEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE DRAWINGS AND APPROPRIATE AND DEPTH INDICATED THEREON.

SHEET NO.	DRAWN BY
5 of 6	AS
PROJECT NO.	DATE
21-213	10/20/2021

**DRAINAGE PROFILES FOR:**  
 VILLAS AT GOLD CREEK  
 LAND LOTS 170 & 171  
 4th DISTRICT, 1st SECTION  
 CITY OF DANSONVILLE, DANSON COUNTY, GEORGIA

DESIGNED BY: **DES DAVIS**  
 24 DANSON VILLAGE WAY SOUTH  
 DANSONVILLE, GA 30518  
 PHONE: (706) 266-2134  
 DAVISDESIGN.COM

NOT BLDG. BEHIND FOR P.C. CLINIC  
OF THE WATSON COURT



**PROFILES**  
HORZ. SCALE 1"=50'  
VERT. SCALE 1"=10'



THE LOCATION OF ALL STRUCTURES ON THESE PLANS IS APPROXIMATE AND THE SEWERAGE ENGINEER HAS NOT BEEN ADVISED OF THE EXISTENCE OF ANY OTHER STRUCTURES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL STRUCTURES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL STRUCTURES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL STRUCTURES.

SHEET NO. **6 of 6**  
DRAWING BY: **AC**  
ISSUING DATE: **10/1/2021**  
FIELD CREW: **CCDR**  
FIELD DATE: **10/20-2/21**  
FILE: **21-213 832.649**

**SANITARY SEWER PROFILES FOR:**  
**VILLAS AT GOLD CREEK**  
**LAND LOTS 170 & 171**  
**4th DISTRICT, 1st SECTION**  
**CITY OF DANSONVILLE, DANSON COUNTY, GEORGIA**

DESIGNED BY: **DES**  
DRAWING NO.: **21-213 832.649**  
DATE: **10/1/2021**  
BY: **AC**  
CHECKED BY: **AC**  
DATE: **10/1/2021**  
PROJECT NO.: **21-213**  
FILE: **21-213 832.649**