

MINUTES
CITY COUNCIL SPECIAL CALLED MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, March 24, 2025
5:00 P.M.

1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 5:01 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, Downtown Director Amanda Edmondson and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Phillips.
4. **APPROVAL OF THE AGENDA:** Motion to amend the agenda to add item #7 Community Funding Request – Letter of Support made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

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

5. **PUBLIC INPUT:** None

6. **CONSIDERATION OF FINAL PLAT FOR THUNDER RIDGE PHASE 2:** Motion to approve the Final Plat for Thunder Ridge Phase 2 made by C. Phillips; second by W. Illg. Councilmember Sawyer asked when the developer expected to start the amenities within the development. Craig Roy stated they hope to start as quickly as possible and likely before they are required to as outlined in the MOU to which he was unclear of the exact timing. Attorney Tallant read a portion of the MOU stating:

"The Phase I/Phase II amenities shown in the design attached hereto as Exhibit A shall be permitted and construction begun during construction of the 18 homes in Phase II. No portion of any residential construction of a home, whether vertical, foundational or otherwise, shall be permitted in Phase III or any other subsequent phase of the Thunder Ridge development until the Phase I/Phase II amenity area is completed."

Councilmember Illg then confirmed that they cannot build any homes in Phase III until the amenities package is complete; Attorney Tallant stated that is correct. Vote carried unanimously in favor. (Exhibit "A")

7. **COMMUNITY FUNDING REQUEST – LETTER OF SUPPORT:** Director Edmondson reported the request was for the FY 2026 community project funding submission through the Office of Representative Rich McCormick for the next stages of the implementation of the cannery project.

Motion to approve Mayor Walden to sign the letter of support as presented made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

ADJOURNMENT

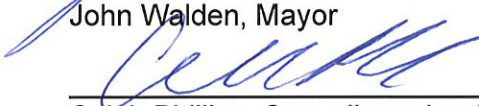
At 5:11 p.m. a motion to adjourn the meeting was made by M. French; second by S. Sawyer. Vote carried unanimously in favor.

Approved this 7th day of April 2025

By: CITY OF DAWSONVILLE

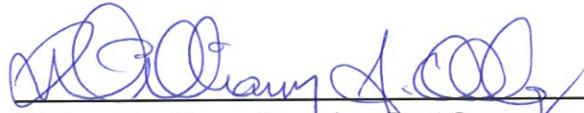


John Walden, Mayor

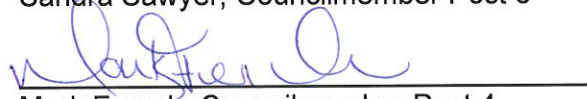


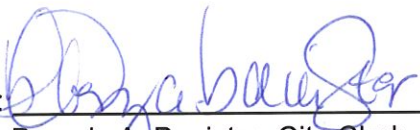
Caleb Phillips, Councilmember Post 1

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William Illg, Councilmember Post 2

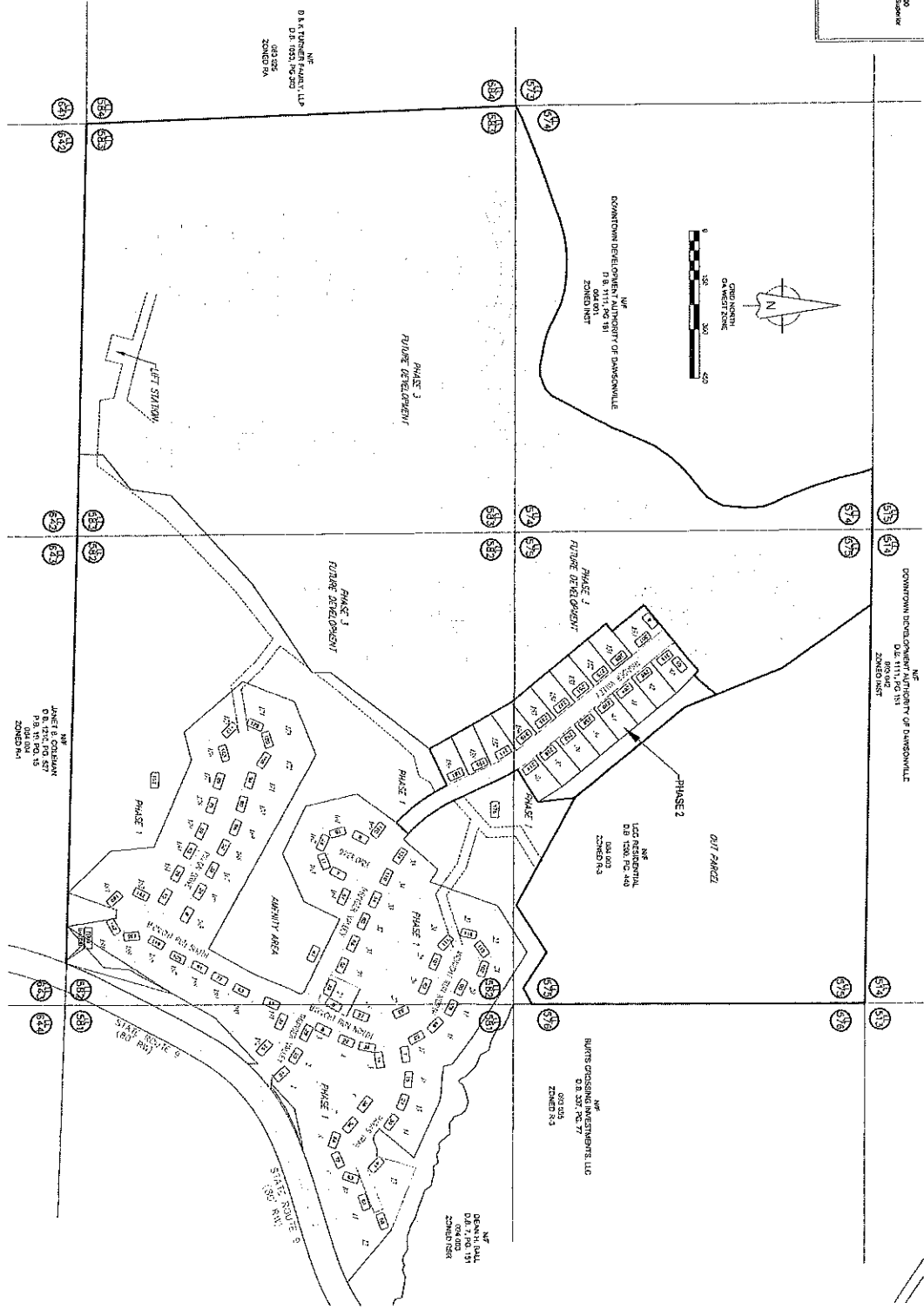

Sandra Sawyer, Councilmember Post 3


Mark French, Councilmember Post 4

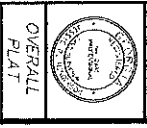
Attest: 
Beverly A. Banister, City Clerk



Map Date: 02/25/2024
 By: [Signature]
 File: D:\[Project Name]
 Project: 2024-001
 County: Davidson County, Georgia



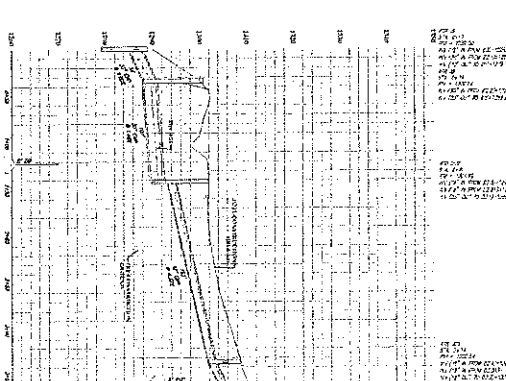
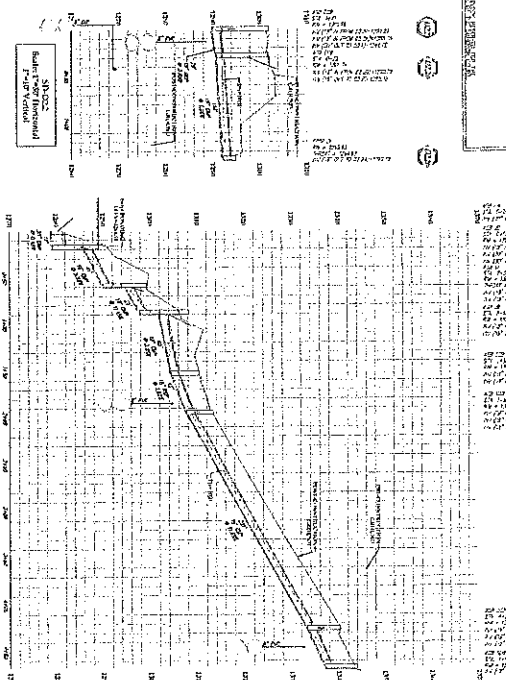
SH.2 OF 4



Surveyed by:
ROBBIE HENDERSON
 Surveying & Planning
 2450 FREEDOM PARKWAY, SUITE 111
 CUMMING, GA 30041
 PH: 706-654-2015
 OFFICE: 0-4412

THUNDER RIDGE - PHASE 2			
STATE	GEORGIA	SCALE	1" = 150'
COUNTY	DAVISON	DATE	19.012
		DATE	APRIL 21, 2021
		DATE	4th 1st
		DATE	OCTOBER 20, 2024

Plan Sheet 2 of 2
Project: 15.00 - Thunder Ridge
Location: 15.00 - Thunder Ridge
Drawing: 15.00 - Thunder Ridge
Drawing: 15.00 - Thunder Ridge



Section 1: The site is located in the...
Section 2: The site is located in the...
Section 3: The site is located in the...

Section 4: The site is located in the...
Section 5: The site is located in the...
Section 6: The site is located in the...

Section 7: The site is located in the...
Section 8: The site is located in the...
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Section 10: The site is located in the...
Section 11: The site is located in the...
Section 12: The site is located in the...

Section 13: The site is located in the...
Section 14: The site is located in the...
Section 15: The site is located in the...