



**CITY OF DAHLONEGA  
COUNCIL MEETING  
AUGUST 1, 2016, 6:00 P.M.  
MINUTES**

The Dahlonega City Council met in the Council Room at City Hall Monday, August 1, 2016 at 6:00 p.m.

Council Members Roman Gaddis, Ron Larson, Sam Norton, Mitchell Ridley and Mayor Pro Tempore Bruce Hoffman were present. Mayor Gary McCullough was absent recovering from surgery. Council Member Michael Clemons arrived at 6:02 p.m.

Staff Members present were City Manager Bill Schmid, City Attorney Doug Parks, Finance Director Melody Marlowe, Planning Director Chris Head, Public Works Director Mark Buchanan, and City Clerk Kimberly Smith. Also present was Dahlonega Downtown Development Authority Director Rebecca Shirley.

**Call to Order and Welcome**

Mayor Pro Tempore Bruce Hoffman called the meeting to order at 6:00 p.m.

**Prayer and Pledge of Allegiance to the American Flag**

City Manager Bill Schmid led the prayer. Council Member Mitchell Ridley led the Pledge of Allegiance to the American Flag.

**Agenda Approval**

Mayor Pro Tempore Bruce Hoffman called for a motion to approve the agenda with the following amendments: removal of item 4. Public Comments, because it was on the agenda twice and removal of item 6. a. Approval of Zoning Board of Appeal Minutes for July 11, 2016 at 4:00 p.m., because those minutes can only be approved by the Zoning Board of Appeals.

Motion by Council Member Ridley to approve the agenda as amended. Seconded by Council Member Larson. Mayor Pro Tempore Hoffman asked for a vote of all in favor to indicate so by saying aye, like sign for opposed. Motion carried with a unanimous vote in favor.

**Public Hearings for Zoning Matters**

City Attorney Doug Parks explained the procedures for public hearings.

City Attorney Parks opened the public hearing for Policies and Procedures Governing the Calling and Conducting of Zoning Public Hearings Ordinance 2016-7 and asked if there was anyone present wishing to comment in favor or opposition of Ordinance 2016-7. There were no comments.

Mayor Pro Tempore Hoffman called for a motion to approve the Public Hearing and first reading of Ordinance 2016-7. Motion made by Council Member Larson, seconded by Council Member Norton. Mayor Pro Tempore Hoffman asked for all in favor to indicate so by saying aye, like sign for opposed. Motion carried with a unanimous vote in favor.

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City Attorney Parks opened the public hearing for Ordinance 2016-8 Zoning Standards Governing the Exercise of Zoning Power of the City of Dahlonega and asked if there was anyone present wishing to comment in favor or opposition of Ordinance 2016-8. There were no comments.

Mayor Pro Tempore Hoffman called for a motion to approve the Public Hearing and first reading of Ordinance 2016-8. Motion made by Council Member Norton, seconded by Council Member Gaddis. Mayor Pro Tempore Hoffman asked for all in favor to indicate so by saying aye, like sign for opposed. Motion carried with a unanimous vote.

City Attorney Parks opened the public hearing for Ordinance 99-1 Amendment 21 Adoption of the Official Zoning Ordinance and Map of the City of Dahlonega and asked if there was anyone present wishing to comment in favor or opposition of Ordinance 99-1 Amendment 21. There were no comments.

Mayor Pro Tempore Hoffman called for a motion to approve the Public Hearing and first reading of Ordinance 99-1 Amendment 21. Motion made by Council Member Ridley, seconded by Council Member Larson. Mayor Pro Tempore Hoffman asked for all in favor to indicate so by saying aye, like sign for opposed. Motion carried with a unanimous vote.

City Attorney Parks opened the public hearing for Ordinance 2016-3 Amendment One Tristen Vanhoff Change in Zoning Conditions of requirement for Curb and Gutter at property located at 215 Auraria Road. City Attorney Parks asked if there was anyone present wishing to speak in favor or opposition of Ordinance 2016-3 Amendment One.

Property Owner Tristan Vanhoff stated that the property, located on the corner of Highway 60 and Auraria Road, owned by him and his wife was annexed into the city and zoned B-2 with conditions of: 1. An asphalt parking area sized adequately for business staff and wine-tasting customers will be required with curb and gutter to prevent pollutant migration. Overflow parking with a pervious surface may be allowed and due to the variety of details surrounding pervious surfaces, an owner suggested method will be evaluated once provided in detail; and 2. The access driveway must be improved to meet City Standards. Mr. Vanhoff asked that the requirement in the conditions for curb and gutter, be removed.

Public Works Director Buchanan said the proposed change of removing curb and gutter requirement would be acceptable.

Planning Director Head read the staff recommended changes to the conditions approved by the Planning and Zoning Commission July 11, 2016: 1. An asphalt parking area sufficient in size to provide parking and building entrance in accordance with the Americans with Disabilities Act shall be provided. Overflow parking with a pervious surface may be allowed and due to the variety of details surrounding pervious surfaces, an owner suggested method will be evaluated once provided in detail. All parking areas shall provide some method capable of preventing pollutant migration off site satisfactory to the City Engineer and 2. The access driveway must be improved to meet city standards.

Mayor Pro Tempore Hoffman called for a vote to approve the public hearing and first reading of Ordinance 2016-3 Amendment One. Motion made by Council Member to approve Ordinance 2016-3, Amendment One with conditions of the Planning and Zoning Commission as read by Planning Director Head. Seconded by Council Member Larson. Mayor Pro Tempore Hoffman asked for all in favor to indicate so by saying aye, like sign for those opposed. Motion carried unanimously.

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**Announcements – Public Comments (please limit to three minutes)**

None

**Minute Approval**

Mayor Pro Tempore Bruce Hoffman called for a motion to approve the minutes of Council Meeting July 11, 2016, 4:00 p.m. and the Work Session Meeting July 25, 2016, 4:30 p.m. Motion by Council Member Gaddis, seconded by Council Member Norton. Mayor Pro Tempore Hoffman asked for all in favor to indicate so by saying aye, like sign for those opposed. Motion carried unanimously.

**Departmental Reports:**

Mayor Pro Tempore Hoffman asked if there were any question or comments related to the departmental reports. No comments or questions.

**Consent Agenda Items**

Mayor Pro Tempore called for a motion to approve the items on the consent agenda:

Appointment of Parking Committee Members: DDA Member and Downtown Property Owner Hal Williams; Manager of Shenanigan's and Bourbon Street Grille Deb Rowe; Co-owner of Pueblo's Mexican Cuisine Laura Estrada; Council Member and Owner of Pic Nic Café, Dahlonega Dessertery and Humble Candle Sam Norton; Donna Logan of Adams Insurance; Mike Miller of Hall House Hotel; Co-owner of Dahlonega Square Hotel Catherine Ariemma; Park Place Hotel Owner Creston Warner; Downtown Property Owner Kevin Ashe; and ex-officio members DDA Director Rebecca Shirley, City Manager Bill Schmid, City Ambassador Nancy Lovingood and one representative from the Chamber of Commerce.

Trail Fest Event Permit Request with changes presented at Work Session on July 25, 2016 of addition of use of Hancock Park for a pump bike ride and use of Lake Zwerner for paddleboard lessons.

Recycling Contract with Sanitation Solutions.

Addition of Finance Director Melody Marlowe as signer on all City of Dahlonega Bank Accounts.

Council Member Norton made a motion to approve the consent agenda items, seconded by Council Member Larson. Mayor Pro Tempore Hoffman asked for all in favor to indicate so by saying aye, like sign for those opposed. Motion carried unanimously.

**Ordinances**

Mayor Pro Tempore Hoffman called for a motion to approve and adopt Ordinance 2016-9 Annexation of 8.995 Acres by Community and Southern Bank/Creekstone Church located at 3544 South Chestatee Street, Dahlonega, Georgia, Tax Map 081 Parcel 11. Motion made by Council Member Gaddis, seconded by Council Member Norton. Mayor Pro Tempore Hoffman asked for all in favor to indicate so by saying aye, like sign for those opposed. Motion carried unanimously.

Mayor Pro Tempore Hoffman called for a motion to approve and adopt Ordinance 2016-10 zoning of 8.995 Acres by Community and Southern Bank/Creekstone Church of property located at 3544 South Chestatee Street, Dahlonega, GA, Tax Id Map 081 Parcel 011, with proposed zoning of R-1 Single Family Residential, Proposed Use: Church with the following conditions: The frontage of the property is in an area of limited horizontal and vertical sight distance and the future size of the facility and its associated roadway impacts are currently unknown. For these reasons staff recommends approval of the annexation and zoning to require compliance with all Georgia Department of Transportation and City of Dahlonega site-specific

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requirements for adequate turning sight distance. This may include deceleration, acceleration lanes with tapers, center turn lane and/or signalization when warrants are met. The property shall make use of one common point of entry with the adjacent property to the south by means of common entrance and shared cross access easement ingress/egress rights. Depending on the adjacent use and development, shared parking may be encouraged during site plan development review. Motion made by Council Member Ridley, seconded by Council Member Norton. Mayor Pro Tempore Hoffman asked for all in favor to indicate so by saying aye, like sign for those opposed. Motion carried unanimously.

Mayor Pro Tempore Hoffman called for a motion to approve and adopt Ordinance 2016-11 Rezoning of 16.66 acres at Vickery and Warwick Streets, Dahlonega, GA Tax Id Map D07 Parcels 36, 38, 40, 41 and 44; being in Land Lot 928 and 929 District 12 Section of City of Dahlonega Lumpkin County from various zonings to PUD with the following conditions: 1. the Letter of Intent be adjusted to state the project will comply with current regulations pertaining to Ordinance 75-1 amendment 44;( this means that the water and sewer tap fees will be paid on a per unit basis rather than on a master meter basis, though master metering is allowed for the building.) 2. The applicant will install speed breakers on Vickery Drive locations to be determined by City Engineer. 3. New building architectural standards will be similar to the existing buildings. 4. There would be one parking space per bedroom. 5. The applicant is responsible for water and sewer improvements to include pump station improvement; (that is the norm, it is typical for project related improvements to be borne at the project developer's expense). 6. At the initiation of phase two, speed breakers would have to be installed on Warwick Street at developer's expense. Motion made by Council Member Larson, seconded by Council Member Ridley. Mayor Pro Tempore Hoffman asked for all in favor to indicate so by saying aye, like sign for those opposed. Motion carried unanimously.

**Resolutions**

Mayor Pro Tempore Hoffman called for a motion to approve Resolution 2016-10 a Resolution of the City of Dahlonega for Third Quarter Budget Amendment for FY 2016. Motion made by Council Member Clemons and seconded by Council Member Norton with discussion.

Council Member Norton asked if the adjustments to the budget were due to revenues and expenses being closer to what is real as opposed to estimated and if there will be another adjustment. Finance Director Marlowe said that she and City Manager Schmid went over every line item in the budget and adjusted them to a more realistic estimate of what they believe the budget will be and there will be one more budget amendment after the auditors visit.

Mayor Pro Tempore Hoffman asked for all in favor to indicate so by saying aye, like sign for those opposed. Motion carried unanimously.

**City Manager Comments**

City Manager Schmid said an audit of franchise fees performed by G.M.A. on the city's behalf resulted in additional revenue to the city of over \$5,000.00. We are now asking for a similar audit of Windstream and the proposal is \$2,000.00 for the same services. City Manager Schmid said unless there is a reason not to, he will execute the contract for the services on behalf of the city.

Council Member Larson asked if that contract was with a company named Local Government Services. City Manager Schmid replied, yes it was.

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City Manager Schmid said there was surplus equipment sold by conducting an online auction that sold not all, but most of the equipment. To date the auction has resulted in \$37,000.00.

Council member Norton asked what types of surplus property were included in the auction. City Manager Schmid replied old garbage trucks and any item that was not needed by any other department. Each department was allowed to review the surplus property and transfer any of it deemed usable to their department.

City Manager Schmid referred to a prior request to purchase a modular unit to expand city hall. It was his intention to suggest the funds from the auction be used to purchase the modular unit, but due to current needs for space and items in the 2017 budget it is now his recommendation to roll the auction funds forward for other use. As will be seen in the upcoming budget the additional staff will be for fieldwork.

City Manager Schmid gave each council member a memo with a fair amount of information, none of which needs action at this time. This is for information purposes regarding the millage rate. The tax digest was received from the county just last week. The first meeting of the finance committee will be tomorrow.

**Mayor Comments**

None

**City Attorney Comments**

None

**City Council Comments**

None

**Adjournment**

Mayor Pro Tempore Hoffman called for a motion to adjourn the meeting. Motion made by Council Member Ridley, seconded by Council Member Larson. Mayor Pro Tempore Hoffman asked for all in favor to indicate so by saying aye, like sign for those opposed. Motion carried unanimously.

The Meeting adjourned at 6:19 p.m.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_ Bruce Hoffman, Mayor Pro Tempore

Attest:

\_\_\_\_\_ Kimberly A. Smith, City Clerk