

DAHLONEGA CITY COUNCIL

SPECIAL MEETING

JUNE 17, 2009

The Dahlonega City Council met in special session on June 17, 2009 at City Hall. Council members present were Johnny Ariemma, Michael Clemons, Sam Norton, Ralph Prescott, Terry Peters and Gerald Lord. Mayor Gary McCullough called the meeting to order at 3:30 p.m.

City Attorney Doug Parks held a Public Hearing concerning a request from Agora/Gold Creek Foods for conditional use rezoning of the Mohawk Property. Dana Miles represented the applicant and introduced Sammy Smith and Mark Sosebee from Gold Creek Foods. Mr. Miles advised that Gold Creek Foods plans to purchase the existing Mohawk property located on Pine Tree Road for a food processing plant. The property is currently zoned Industrial with food processing as a permitted use. The zoning will remain Industrial but the use will be changed from textile to food processing. Mr. Parks asked if there were any comments from the public either for or against the request. Hearing no comments, Mr. Parks asked for comments from the staff and the Dahlonega Planning and Zoning Commission. Planning Director Chris Head advised that a DRI was submitted to GMRDC and received a favorable ruling. The Dahlonega Planning and Zoning Commission recommended that the request for conditional use to allow further processing of already processed meats be approved. Further processing may include but is not limited to manual or machine sizing, marinating, breading or coating, cooking and freezing of recipe specific applications; but not "First Processing", which is defined as the process of slaughtering, eviscerating and other processes associated with slaughtering of animals; and that pretreatment systems required would be in compliance with local, state and federal regulations and the pretreatment facilities shall be enclosed with no outdoor elements unless required otherwise by the terms of any grant/financing agreement. Mrs. Head advised that staff also recommends approval of the request.

Gerald Lord made a motion that the following be deleted from the recommendations of the Planning and Zoning Commission: Unless required otherwise by the terms of any grant/financing agreement. He recommended that all pretreatment processes be in an enclosed building and if a grant is obtained that would change the plans for enclosing outdoor elements the applicants would be required not to create any offensive odors that would escape the property. Mr. Lord stated that he wants to make sure that if the process changes down the road the city would be protected from any offensive odor problems. The motion was seconded by Ralph Prescott. Sammy Smith advised that Gold Creek Foods has a plant currently located in Dawsonville, Georgia. This plant has a holding tank that sometimes crates odors but the plant at the Mohawk Plant will not have a holding tank. City Attorney Doug Parks pointed out that it is hard to define offensive and the difficulty is identifying an objective standard that is enforceable.

Michael Clemons made a motion to approve the recommendations of the Dahlongega Planning and Zoning Commission. This motion was seconded by Terry Peters. Gerald Lord made a motion to require that all pretreatment processes be in an enclosed building and that the plant be required not to create any offensive odors that will escape the property. This motion died for lack of a second. Terry Peters made a motion to amend the motion to approve the recommendations of the Dahlongega Planning and Zoning Commission by the following: Delete "unless required otherwise by the terms of any grant/financing agreement". The transfer of all solid waste materials from the plant must be within an enclosed area. This motion was seconded by Ralph Prescott and approved by all members present. Johnny Ariemma asked if the company plans to go outside of Dahlongega to import workers. Sammy Smith advised that different levels of skills will be required at the plant and some would be salaried workers, some hourly and some production workers. They plan to hold a Job Fair in Dahlongega and they will not discriminate any potential employees. The motion to approve the recommendations of the Dahlongega Planning and Zoning Commission with the amendments as stated above was approved by the following vote count: Voting for the motion was Ariemma, Clemons, Peters, Prescott and Norton. Gerald Lord voted against the motion.

A motion was made by Terry Peters to adjourn the meeting at 4:05 p.m. This motion was seconded by Michael Clemons and approved by all members present.

APPROVED BY ME THIS _____ DAY OF _____, 2009.

MAYOR

ATTEST:

CITY CLERK

DAHLONEGA CITY COUNCIL

WORK SESSION

JUNE 17, 2009

The Dahlonega City Council met at City Hall on June 17, 2009. Council members present were Johnny Ariemma, Michael Clemons, Sam Norton, Gerald Lord, Terry Peters and Ralph Prescott. Mayor Gary McCullough called the meeting to order at 4:10 p.m.

JJ & G Representative Ben Williams introduced Exchange Program Students from China visiting to observe independent contractors working with local governments. Mr. Williams reported that the water plant project will be completed on time. The final completion date is February 4, 2010. The building was framed in two weeks and the panels should be in place next week. The equipment has also been shipped. The project should be completed early as the building is up and there should be no further weather delays. Mr. Williams reported that the project is under budget at this time.

Mayor McCullough reported that he met with the Georgia Director of Parks concerning the state's plans to have less visiting days for the Dahlonega Gold Museum. They advised that they could not assist the city in their endeavors to keep the museum open every day as the state has no available funding. Mayor McCullough announced that plans are to keep the museum open full time with the assistance of volunteers. A part time staff person would be required and the cost for this would be \$24,000 annually. This cost could be shared by the City, County, Dahlonega Downtown Development Authority and the Lumpkin County Development Authority. Council members agreed to vote on this at the next regular meeting.

City Attorney Doug Parks distributed copies of the latest draft of the ordinance for regulations for city parks. He asked that council members review changes to the ordinance and make comments. He also advised that he is working with EPD on the regulations for the reservoir.

City Manager Bill Lewis advised that GDOT has given verbal consent to allow the city to consolidate fourteen signs located at the intersection of Hwy 60 and 400. They have agreed to allow one monument sign. This sign would be a large sign in order to be legible. The price has not yet been determined. This project will be brought up for discussion at the Partnership Meeting as the cost for this could be shared between the County, Chamber, City and NGCSU.

Mayor McCullough advised that he would like to change the city's logo and requested council members to give suggestions.

The meeting was adjourned at 4:45 p.m.