

REGULAR MEETING

DAHLONEGA CITY COUNCIL

OCTOBER 5, 2009

CALL TO ORDER:

The Dahlonega City Council met in regular session at City Hall on October 5, 2009. Council members present were Johnny Ariemma, Michael Clemons, Gerald Lord, Sam Norton, Terry Peters and Ralph Prescott. Mayor Gary McCullough called the meeting to order at 6:00 p.m. The meeting was opened with prayer by Ralph Prescott and the Pledge of Allegiance to the American Flag was led by Terry Peters. Mayor McCullough recognized members of the NGCSC Governmental Class.

PUBLIC HEARING:

A Public Hearing was conducted by City Attorney Doug Parks concerning a rezoning request submitted by Roberta Green/Sims. Glen Melvin, Engineer for the project, presented the application for rezoning of two tracts located off Wimpy Mill Road and North Grove Street. One tract is currently zoned R1 and R3 and the other tract is zoned R3 and B2 "C". The B2 "C" tract can only be used as a car lot. The proposed zoning will be CBD. The existing structures will be removed and 25 new townhomes as well as a 20 unit extended stay motel will be constructed. Mr. Melvin advised that the motel's design will be exactly like the existing Sherman Green Lodge which is located on Warwick Street. The townhomes will be approximately 1500 sq. ft. and these units will be for sale. The development will result in 13 new water and sewer connections. Mr. Melvin advised that improvements are planned for Boyd Circle. The estimated economic impact of this project includes \$127,000 for water and sewer taps, \$19,000 for building permits and future impact will include approximately \$68,500 in additional property taxes and water and sewer fees. Mr. Melvin advised that this project will be consistent with the Downtown Master Plan Highland District Four area. Mr. Parks asked for comments from citizens speaking either in favor or against the rezoning. There were no comments from citizens in favor of the rezoning. Aligene Costello spoke in opposition to the rezoning. Mrs. Costello advised that she owns a home adjacent to this property. She advised that the addition of duplexes would result in increased traffic and create unsafe entrances/exits from the existing road. She also advised that the portion of Hawkins Street is a private road not owned by the city, but by herself and Roberta Sims. An agreement was signed by Mr. and Mrs. Green in 1957 and she does not agree to any plans which would change the road in any way. Mrs. Costello stated that over the years she has paid to have the road paved three times. Planning Director Chris Head advised that the Dahlonega Planning and Zoning Commission recommended approval of the application that was submitted with the following conditions: 1) The interior roads would remain private; 2) A traffic impact study would be submitted to GA DOT for potential road improvement; 3) The applicant would work with staff for Boyd Circle improvements and this approval does not pertain to the road easement issue. Mrs. Head further advised that staff recommends approval. She also advised that the roads would be constructed to city street standards,

but they would remain private streets. She also advised that fully engineered drawings will be submitted at a later date. Ralph Prescott requested additional information concerning the easement question. Glenn Melvin advised that there is a recorded agreement for a private driveway from North Grove Street to the Costello home which is approximately 10 ft. wide. He also stated that they would like to remove this drive and construct another driveway from another location. This is being discussed between the property owners. Mr. Melvin stated that the current location is an unsafe driveway but they can work around it if the property owner does not agree to the relocation. Mrs. Costello again stated that she prefers to leave the driveway at its current location. Terry Peters asked if the square footage of the townhomes meets city standards. He was informed by Mrs. Head that they do. Sam Norton asked how to define extended stay. Mr. Melvin advised that extended stay is the same as a motel but extended for a certain period of time. There are no leases involved. Gerald Lord asked if the townhomes could be considered as duplexes. Mr. Melvin advised that they would be consistent in style and structure with duplexes. Gerald Lord asked about plans to improve Boyd Circle. Mr. Melvin advised that they plan to work with the city to improve Boyd Circle. Terry Peters asked about the density of the property. Mrs. Head advised that there will be eight units per acre and the density will not be increased by the proposed rezoning classification. Sam Norton asked if parking requirements have been met for the extended stay motel. Mrs. Head advised that it appears that the parking requirements have been met but a final determination will be made when the final site plan is submitted. Gerald Lord advised that the current extended stay motel has parking problems. Mr. Melvin advised that he plans to provide more parking than the ordinance requires. Sam Norton asked if plans include a managed on site office or will the motel be the same style management as Sherman Green Lodge. Johnny Ariemma stated that this would be a major improvement to this area of the city and it would also have a great economic impact. Council members pointed out that this could result in additional traffic problems. Glenn Melvin advised that a lot of people will walk to the square. The concept is also different from other units as the townhomes will be sold. There will also be three additional entrances to this property. Terry Peters asked about landscaping and buffer plans. Mr. Melvin advised that he plans to do detail work on the final site plan. Mayor McCullough reminded council members that the final site plan will be submitted to the council for approval. Johnny Ariemma stated that a traffic light may be required. Mr. Melvin stated that a traffic study will be conducted and submitted to DOT. Sam Norton stated that this area is an embarrassment to the entire community and change needs to happen. Johnny Ariemma recommended that covenants be signed to maintain the property once it is developed. A motion was made by Ralph Prescott to approve the recommendations of the Dahlonga Planning and Zoning Commission to rezone the property to CBD with the conditions outlined by the Commission. This motion was seconded by Michael Clemons and approved by all members present.

MINUTE APPROVAL:

Ralph Prescott made a motion to approve the minutes of the regular council meeting held on September 8, 2009 with the following changes to Page 2 - The First motion by Michael Clemons to approve the First Reading of Amendment 32 to Ordinance 75-1-Water and Sewer Rates died for lack of a second and the second motion concerning this amendment should read that a motion was made by Ralph Prescott to

reconsider the First Reading of Amendment 32 to Ordinance 75-1-Water and Sewer Rates. This motion was seconded by Sam Norton and approved by all members present. A motion was made by Terry Peters to approve the minutes of the special meeting held on September 16, 2009. This motion was seconded by Johnny Ariemma and approved by all members present. A motion was made by Ralph Prescott to approve the minutes of the special meeting held on September 30, 2009. This motion was seconded by Sam Norton and approved by all members present.

CITIZENS:

JJ & G Representative Ben Williams advised that the Yahoola Creek Water Treatment Plant Construction Contract A is within budget and should be completed by February 4, 2010. Mr. Williams advised that during the next sixty days the council should expect to see completion of the inside process piping and installation of the Pall Membrane equipment. Staff training on the Pall Equipment will be November 20 through December 3, 2009 with a 30 day operating test period beginning December 4. Landscaping and site pavement should begin on December 4, 2009. Gerald Lord asked if EPD will require that both plants be operated at the same time. He was advised that at least thirty days will be required for both plants to be in operation. City Manager Bill Lewis assured the council that the FY 2010 Budget included overtime pay to operate both plants and additional funds for chemicals and electricity. He also advised that he is still discussing final plans with EPD officials. Mr. Williams advised that Contract B which is the 24 inch diameter raw and finished transmission mains has been completed. Mr. Williams advised that the city is providing construction phase services for Contract C-East Side Relief Sewer and Force Main construction. Mr. Lewis advised that this project is ahead of schedule and is near completion.

DEPARTMENT REPORTS:

Mayor McCullough advised that reports have been submitted by the Dahlonega Planning and Code Enforcement Departments, Chamber of Commerce and Historic Preservation Commission concerning activities of those departments for the month of September, 2009. Chamber President Amy Booker advised that the Annual 6 Gap Bike Ride was held September 27 and the event was a great success. The Chamber met its fundraising goals and all lodging facilities were booked. Merchants and restaurants reported strong sales during the event. Mrs. Booker announced that Business After Hours will be held at Cavender Castle on Tuesday, October 6 from 5:30 p.m. until 7:30 p.m.

CITY MANAGER'S COMMENTS:

Finance Director Chris Austin presented details of the FY 2009 Budget Amendment # 2 and requested approval of the attached Resolution. A motion was made by Michael Clemons to approve the attached Resolution. This motion was seconded by Gerald Lord and approved by all members present.

City Manager Bill Lewis advised that the Park Street Wall has been completed and concrete has been poured for the stamp mill to be located at Anthony Park. Plans are to have the stamp mill installed before Gold Rush.

CITY ATTORNEY'S COMMENTS:

City Attorney Doug Parks advised that the DDA Intergovernmental Service Agreement is a document showing the relationship between the DDA and the City. DDA Director Joel Cordle advised that last year's budget was \$140,000 and this year's budget for DDA expenses has been reduced to \$137,000. A motion was made by Michael Clemons to approve the attached Agreement. This motion was seconded by Terry Peters and approved by all members present.

City Attorney Doug Parks requested that the council consider a contract with Piedmont Preservation to conduct a property survey and inventory for all buildings on Park Street. This will be optional for homeowners but it will determine which homes may be eligible for a significant tax reduction and money will also be available for maintenance to the properties. The council has approved a Resolution between Georgia Department of Natural Resources for grant funding. Piedmont Preservation will educate citizens on all the benefits of this program and the Dahlonega Historical Preservation Commission has been informed of the processes to change the zoning classification. A motion was made by Gerald Lord to approve the attached Contract. This motion was seconded by Terry Peters and approved by the following vote count: Voting for the motion were Ariemma, Clemons, Lord, Norton and Peters. Ralph Prescott abstained.

ADJOURNMENT:

A motion was made by Gerald Lord to adjourn the meeting at 7:25 p.m. This motion was seconded by Terry Peters and approved by all members present.

APPROVED BY ME THIS _____ DAY OF _____, 2009.

MAYOR

Attest:

CITY CLERK