



260 HILLSBORO ROAD
PO BOX 129
HIGH SHOALS, GA 30645

WWW.NORTHHIGHSHOALS.ORG

MAYOR: VIOLET DAWE
POST1: ERIC CARLSON
POST 2: JASON PRESLEY
POST 3: ERIC WRIGHT
POST 4: HILDA KURTZ
POST 5: MEAGAN CUNDIFF

December 18, 2023

7:30 PM

Regular Council Meeting APPORVED Minutes

Call to Order: The meeting was called to order by Mayor Dawe at 7:31 PM

Declaration of Quorum: A quorum was present.

Members Present: Mayor Dawe, Council members Carlson, Cundiff, Presley and Wright in person, Council member Kurtz via Zoom.

Members Absent: None

Guests present: Alan Rabren, Vita Beall, Chris Bell, Jacob Callaway, County Commission Chairman John Daniell, Rhiannon Eades, Ann Evans, Stephen Goad, Steve Hall, Dawn and John Howard, Jim and Felicia Kautz, Jack McClain, Stanton Porter, Kim Pyle, Pat Sibley, Eddy Tiller, Jeff Thomas

Agenda Setting:

A motion was made by Council member Cundiff to add a vote on the tree (Mayor's note: Large Water Oak by the walkway, near the ballfield.)

Seconded by Council member Wright.

A motion was made by Council member Cundiff to discuss the drainage as a second item.

Seconded by Council member Wright.

Vote: 4 – 1 to approve both motions.

A motion was made by Council member Carlson to discuss the Deannexation issue.

Seconded by Council member Presley, to be added prior to Unfinished Business.

Vote: 5 - 0. Unanimously approved.

A motion was made by Council member Wright to add a discussion and vote to do the work in the Park by High Shoals Electric to be placed as the last item under New Business.

Seconded by Council member Carlson.

Vote: 5 - 0. Unanimously approved.

A motion was made by Council member Wright to approve the amended agenda.

Seconded by Council member Presley.

Vote: 5 - 0. Unanimously approved.

At this point Citizen Comments on Non-Ageda Items was moved ahead of Minutes and the Financial Statement.

There were many guests who wished to express their views on the Deannexation Petition recently received by the Town.

At the request of Council member Kurtz, Mayor Dawe gave a summation of the sequence of events leading up to the Deannexation petition.

- The Mayor met with a representative from Carter Construction, who was working on behalf of Townley Family Partnership, LLLP, to build a subdivision on a large area of land, part of which is within the Town. Her suggestion to him was that a portion of the land outside the Town be annexed into the Town to make things simpler during the construction process.
 - An Annexation petition was received, and a zoning change sign was erected on the property.
 - Shortly thereafter, a letter was received cancelling the Annexation petition.
 - On the same day, another letter was received with the Deannexation petition request.
 - The Town Attorney, Joe Reitman, has been working on the details and legalities.
 - There will be a Public Hearing at the next Council meeting on January 15, 2024, when Townspeople will be able to express their views. (Editor's note: The Public Hearing was changed to January 22, 2024, to allow the Town ample time to meet all of the legal criteria for this action. The Public Hearing will be on January 22, 2024, at 6:00 PM in the Town Hall at 260 Hillsboro Rd, Bishop, GA 30621)
- The Mayor's summation was followed by numerous comments from concerned citizens regarding the impact of Deannexation on the Town.

Following Citizen Comments, the Mayor continued with the Council agenda. Many citizens chose to leave at this point.

Presentation of DRAFT Minutes for the Council meeting November 13, 2023:

A motion was made by Council member Carlson to approve the Draft minutes of November 13, 2023.

Seconded by Council member Wright.

Council member Cundiff requested that an addition be made to item #4 under New Business: add "as documents were not provided to Council in a timely manner to make a decision."

A vote was taken to add this information to the minutes of November 13, 2023.

Vote: 4 -0. 1 Abstention – Council member Presley was not at the meeting.

A vote was taken on the Draft minutes with the addition.

Vote 4 – 0. Abstention – Council member Presley was not at the meeting.

Presentation of Financial Statement for November 2023:

A motion was made by Council member Cundiff to accept the Financial Statement of November 2023.

Seconded by Council member Wright.

Vote: 4 – 1. Opposed by Council member Presley.

Citizen Comments on Non-Agenda Item: was moved to follow Agenda setting.

Unfinished Business

1. Rosa/Medina – Pool and Pool House Permits. Material will be in the Town Hall until Friday afternoon. Please come in to review it.
Council did not vote on this item since the resident was not present at the meeting. It will be moved to the next meeting.
2. Consider and vote on the Water Oak tree that was evaluated by Arborist Lea Clark. She considers it to be a viable tree for several more years. In conjunction with that, there will be decisions to consider on going forward with the drainage plan.
A motion was made by Council member Cundiff to have the trees removed.
No second. Motion failed.
A motion was made by Council member Wright to have one tree removed if and when the drainage issue is addressed.
Seconded by Council member Kurtz.
After some discussion, Council member Kurtz proposed a friendly amendment to amend the motion to include “...removed if and when the Town executes a project to resolve the drainage issues affecting Mr. Sosbee’s property.
The friendly amendment was accepted by Council member Wright.
Vote: 5 - 0. Unanimously approved.

New Business

3. John Howard – Building Permit – Convert a small outbuilding into a small dwelling for an ailing parent.
A motion was made by Council Wright to approve this as a temporary variance for temporary housing for an elderly parent, which must be renewed each January or until such time as the occupant is deceased.
Seconded by Council member Cundiff.
Vote: 4 opposed. Motion failed.
A motion was made by Council member Cundiff for a Temporary variance to the R1 Zoning Regulation, specific to the property at 3661 New High Shoals Rd, for the term of 1 year beginning in January, for a single occupant family member to reside in outbuilding.
Seconded by Council member Wright.
Vote: 3 in favor, 1 opposed, Council member Carlson, 1 abstention, Council member Presley. Motion passed.
A motion was made by Council member Kurtz that the Council refuse to consider any other variances until such time as an Ordinance has been passed regarding ADUs (Accessory Dwelling Unit) in North High Shoals.
Seconded by Council member Cundiff.
Vote: 4 approved, 1 abstention, Council member Presley.
4. Communications Committee update – Council member Cundiff. No update provided.
5. High Shoals Electric.

A motion was made by Council member Carlson to move forward on the work with a guarantee that it is volunteer and at no cost, and that a diagram be drawn up for the records.

Seconded by Council member Cundiff.

Vote: 5 – 0. Unanimous

Mayor's Update

Mayor Dawe updated the Council on the abandonment of part of Hillsboro Rd. by the County. The County will vote at their meeting on January 2, 2024.

With no further business to conduct, a motion was made by Council member Cundiff to adjourn the meeting.

Seconded by Council member Carlson.

Vote: 5 – 0. Unanimous

The meeting was adjourned by Mayor Dawe at 10:26 PM.

Respectfully submitted,

**Sue Bishop
Town Clerk**