



City of Varnell
Regular Mayor and Council Meeting
Agenda
Tuesday January 21, 2025
6:00 pm

Executive Duties

1. Call to order.
2. Confirmation of quorum
3. Invocation: Rev Charlie Rogers, McFarland Hill Baptist Church.
4. Pledge to the Flag.
5. Mayor's comments.

Consent Agenda

6. Approval of agenda as presented.
7. Approval of minutes from meetings December 17, 2024.
8. Approval of financial reports for December 2024.

New Business

Committee Reports.

9. Public Safety – Police Report
10. Approval to set qualifying fees at \$35.00 for Mayor and Council election. Qualifying period will be Monday, August 18 through Wednesday, August 20, 9am-4pm. The election will be held Nov. 4, 2025.
11. Approval for the Resolution for Georgia First Responder PTSD program.
12. Purchase a new SUV for the Police Department from 2024 SPLOST.
13. Approval of Zoning Ordinance for 50-foot height requirement for building within city limits.
14. Approval for alcohol license for Varnell Wine and Spirits, Harry's, Peach Stop, Food Lion, and Smoke Shop, Korner Market
15. Discussion for a Resolution and update on TAD for Patterson Farms.
16. Update on Municode.
17. Budget amendment for SPLOST account \$5,558.60. (Sound System), Cemetery account for \$325.00 (1 Extra mowing) Sewage system for \$7,526.25
19. Update on the Clyde Williams Pavilion and rent out the pavilion to the public.

Public Comment

Adjournment

NOTE: When addressing the Mayor or City Council each person shall report to the podium and be recognized by the Mayor. No individual shall approach the Mayor or Council without permission of the Mayor. All questions shall be addressed to the Mayor in a respectful manner and without a boisterous tone and without causing a disruption of a public meeting. The Mayor may defer a question to a Council member or staff member if applicable, Only one person shall speak at any one time. Any citizen may speak once per subject for 3 minutes. The Mayor shall have the authority to call a point of order at any time should any discussion leave the topic as written on the agenda. Roberts Rules of Order shall be observed and followed. Comments commonly understood to be of the nature of a personal insult to any person, except in a most rare and extraordinary occasion when such comment might be relevant to legitimate public business before the Mayor and Council shall be ruled out of order.



City of Varnell
Council Meeting Minutes
December 17, 2024

Members Present: Mayor Tom Dickson, Bill Caylor Mayor Pro Tem,
Howard Kash, Bob Roche, Sarah Harrison, Sandy Pangle
City Administrator: Mike Brown
City Clerk: Kai Clayton

Executive Duties

The Mayor and Council meeting was called to order at 6:00 pm and a quorum was confirmed by Mayor Dickson. The invocation was given by Rev. Brett Bellamy, and the pledge was led by Mayor Dickson.

Consent Agenda

A motion was made for the approval of the agenda, the minutes from the November 19, 2024, meeting, and the financial reports for November 2024. The motion was made by Councilman Roche, seconded by Councilman Caylor, and carried unanimously with a 5-0 vote.

New Business

Councilwoman Harrison made a motion to appoint Phil Woodward to fill the unexpired term as Municipal Court Judge; Councilman Caylor seconded the motion, which was approved unanimously with a 5-0 vote. Mayor Dickson administered the Oath of Office to Judge Woodward.

Councilman Pangle presented the Public Safety updates for the month of November 2024.

Varnell Elementary School was presented a check from our Secret Santa.

Discussion was opened regarding sewer service to the Mulligan Drive neighborhood. Council members Harrison and Kash withheld participation due to their residences in that neighborhood. Mark Buckner from Dalton Utilities answered questions from the affected residents in attendance regarding funding, costs to property owners, capacity, future additional connections, and maintenance and catastrophic events. Councilman Pangle made a motion to accept Dalton Utilities' estimate and proceed with the sewer extension. Councilman Caylor seconded the motion, which passed with a 3-0 vote.

The Council discussed Parcel 11-207-06-000 in Highland Point, which was donated to the city by the Lowe family. Council members discussed the original intent of the donation, and the potential useability of the property itself as currently zoned. Councilwoman Harrison made a motion to withhold from sale of the Parcel at this time, with Councilman Caylor seconding. The motion passed unanimously with a 5-0 vote.

The Council reviewed the proposed Zoning Ordinance change to limit C-2 to 50 feet in height. To allow correction of a clerical error, this was tabled until the January meeting.

City Attorney Terry Miller addressed the proposed Subdivision ordinance matching Whitfield County, which will facilitate how subdivisions are developed within the city. Councilman Caylor made a motion to adopt the ordinance. Councilman Pangle seconded the motion, which passed with a 5-0 unanimous vote.

Councilman Roche made a motion to open an account at First Bank for the 2024 SPLOST funds; the motion was seconded by Councilman Caylor and passed unanimously with a vote of 5-0.

Councilman Caylor made a motion to approve 2025 Alcohol licenses for Quick Stop #2, Varnell Market, and Nob North Golf Course. Councilwoman Harrison seconded the motion, which passed with a unanimous 5-0 vote.

Councilman Roche made a motion to amend the SPLOST budget in the amount of \$27,493.56 for Police Department vehicle cameras. The motion was seconded by Councilman Caylor and passed unanimously with a 5-0 vote.

Councilwoman Harrison made a motion to amend the ARP account budget in the amount of \$73,549.02 for the second payment to Momon Construction. The motion was seconded by Councilman Caylor and passed unanimously with a vote of 5-0.

The council reviewed the options for the plaque at the Clyde Williams Pavilion. Councilman Roche made a motion to approve the 25x19 aluminum plaque with no photo insert. Councilman Kash seconded the motion, which then passed with a unanimous 5-0 vote.

Public Comment

Paul Lafortune addressed the Council, expressing his appreciation for honoring the agreement with the Lowe family in regard to the Parcel in Highland Point.

Adjournment

Councilwoman Harrison requested one final item, making a motion to approve the purchase of 6 chairs for the Council's raised platform; Councilman Caylor seconded, and the motion passed 5-0. There being no further business, Councilman Roach made a motion for adjournment that was seconded by Councilwoman Harrison; the motion carried with a 5-0 vote and the meeting was adjourned at 7:23 p.m.

Respectfully submitted by
Kai Clayton
City Clerk

City of Varnell
 Budgeted Statement of Revenues and Expenditures - General Fund
 For the Month and Twelve Months Ending December 31, 2024

Account #	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Total Year Budget
Revenues							
10-0000-11- INSURANCE CLAIM	0.00	0.00	0.00	41,022.00	0.00	41,022.00	0.00
10-0000-31- REAL/PERSONAL TAXES CU	11,682.66	60,000.00	(48,317.34)	36,776.75	105,000.00	(68,223.25)	105,000.00
10-0000-31- MOTOR VEHICLE TAXES	8,067.28	4,000.00	4,067.28	64,186.90	47,000.00	17,186.90	47,000.00
10-0000-31- FRANCHISE TAX - NGEMC/G	5,339.86	7,000.00	(1,660.14)	95,273.04	85,000.00	10,273.04	85,000.00
10-0000-31- FRAN. TAX - CHARTER/WIN	0.00	4,500.00	(4,500.00)	12,039.47	16,500.00	(4,460.53)	16,500.00
10-0000-31- FRAN. TAX - DALTON UTILIT	0.00	0.00	0.00	7,750.53	9,500.00	(1,749.47)	9,500.00
10-0000-31- LOCAL OPTION SALES TAX	39,381.29	39,000.00	381.29	479,123.24	460,000.00	19,123.24	460,000.00
10-0000-31- ALCOHOL BEVERAGE TAX	2,630.68	3,500.00	(869.32)	36,324.53	37,000.00	(675.47)	37,000.00
10-0000-31- INSURANCE PREMIUM TAX	0.00	0.00	0.00	210,565.04	180,000.00	30,565.04	180,000.00
10-0000-32- ALCOHOL BEVERAGE LICE	5,840.00	3,000.00	2,840.00	14,840.00	12,000.00	2,840.00	12,000.00
10-0000-32- BUSINESS LICENSES	3,930.00	1,000.00	2,930.00	12,475.00	7,625.00	4,850.00	7,625.00
10-0000-33- WHITEFIELD CO-UTILITIES @	600.00	600.00	0.00	7,200.00	7,200.00	0.00	7,200.00
10-0000-35- FINES	17,772.50	14,000.00	3,772.50	144,857.50	160,000.00	(15,142.50)	160,000.00
10-0000-36- INTEREST INCOME	0.00	100.00	(100.00)	269.38	100.00	169.38	100.00
10-0000-37- DONATIONS	0.00	100.00	(100.00)	0.00	100.00	(100.00)	100.00
10-0000-38- RENT INCOME	1,375.00	1,400.00	(25.00)	23,690.00	16,000.00	7,690.00	16,000.00
10-0000-38- REIMBURSEMENTS	0.00	0.00	0.00	4,167.77	0.00	4,167.77	0.00
10-0000-38- LMIG	0.00	0.00	0.00	51,095.16	21,500.00	29,595.16	21,500.00
10-0000-38- MISCELLANEOUS	65.00	0.00	65.00	2,178.00	1,000.00	1,178.00	1,000.00
10-0000-38- INTANGIBLE TAX	744.10	200.00	544.10	4,843.95	2,400.00	2,443.95	2,400.00
10-0000-38- ACCIDENT REPORTS	0.00	25.00	(25.00)	351.00	300.00	51.00	300.00
Total Revenues, Gains & Other	97,428.37	138,425.00	(40,996.63)	1,249,029.26	1,168,225.00	80,804.26	1,168,225.00
Expenditures							
10-1500-51- SALARIES & WAGES-ADMIN	11,467.05	12,080.00	(612.95)	157,126.73	157,040.00	86.73	157,040.00
10-1500-51- PART TIME WAGES	0.00	800.00	(800.00)	0.00	10,000.00	(10,000.00)	10,000.00
10-1500-51- COMMUNITY ACTIVITIES	2,779.40	2,000.00	779.40	18,613.03	21,000.00	(2,386.97)	21,000.00
10-1500-51- INSURANCE-SUPPLEMENT	900.00	900.00	0.00	10,800.00	10,800.00	0.00	10,800.00
10-1500-51- PAYROLL TAX EXPENSE	985.10	1,034.00	(48.90)	13,397.80	12,584.00	813.80	12,584.00
10-1500-51- WORKER'S COMP INSURAN	0.00	0.00	0.00	26,932.00	21,000.00	5,932.00	21,000.00
10-1500-52- AUDIT	0.00	0.00	0.00	17,000.00	18,000.00	(1,000.00)	18,000.00
10-1500-52- LAWYERS FEE	0.00	5,000.00	(5,000.00)	3,131.50	8,000.00	(4,868.50)	8,000.00
10-1500-52- PROFESSIONAL SERVICES	1,777.82	2,000.00	(222.18)	16,462.65	24,000.00	(7,537.35)	24,000.00
10-1500-52- PROPERTY LEASE/RAILROA	0.00	0.00	0.00	3,028.39	2,500.00	528.39	2,500.00
10-1500-52- LIABILITY INSURANCE-PRO	2,000.00	0.00	2,000.00	79,672.50	68,650.00	11,022.50	68,650.00
10-1500-52- TELEPHONE CELL	202.96	150.00	52.96	2,437.52	1,800.00	637.52	1,800.00
10-1500-52- POSTAGE	83.75	100.00	(16.25)	790.43	1,200.00	(409.57)	1,200.00
10-1500-52- ED/TRAVEL	0.00	0.00	0.00	4,518.68	4,500.00	18.68	4,500.00
10-1500-52- NWGRC MEMBERSHIP	0.00	0.00	0.00	2,227.00	2,200.00	27.00	2,200.00

City of Varnell
 Budgeted Statement of Revenues and Expenditures - General Fund
 For the Month and Twelve Months Ending December 31, 2024

Account #	Current Month		Current Month		Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Total Year Budget
	Actual	Budget	Budget	Budget					
10-1500-52-GMA MEMBERSHIP	0.00	0.00	0.00	0.00	0.00	375.00	2,000.00	(1,625.00)	2,000.00
10-1500-52-COUNCIL TRAINING	0.00	0.00	0.00	0.00	0.00	18,501.30	15,000.00	3,501.30	15,000.00
10-1500-52-MAYOR EXPENSES	0.00	250.00	250.00	(250.00)	0.00	2,880.37	3,000.00	(119.63)	3,000.00
10-1500-52-CLEANING OFFICES	532.44	620.00	620.00	(87.56)	0.00	6,646.86	7,000.00	(353.14)	7,000.00
10-1500-52-ELECTION EXPENSE	0.00	0.00	0.00	0.00	0.00	41.96	2,500.00	(2,458.04)	2,500.00
10-1500-52-ADMIN MARKETING	490.86	200.00	200.00	290.86	0.00	6,359.97	3,500.00	2,859.97	3,500.00
10-1500-53-OFFICE SUPPLIES	26.11	200.00	200.00	(173.89)	0.00	6,108.05	3,500.00	2,608.05	3,500.00
10-1500-53-IT SERVICES	700.00	1,000.00	1,000.00	(300.00)	0.00	7,149.62	12,000.00	(4,850.38)	12,000.00
10-1500-53-SAGE 50	0.00	0.00	0.00	0.00	0.00	3,879.00	3,700.00	179.00	3,700.00
10-1500-53-UTILITIES ELECTRIC	6,607.61	5,000.00	5,000.00	1,607.61	0.00	68,536.87	65,000.00	3,536.87	65,000.00
10-1500-53-WATER	329.41	100.00	100.00	229.41	0.00	2,977.19	1,200.00	1,777.19	1,200.00
10-1500-53-TELEPHONE/INTERNET	416.41	400.00	400.00	16.41	0.00	4,898.58	4,100.00	798.58	4,100.00
10-1500-53-ADM SUPPLIES-GASOLINE	280.52	200.00	200.00	80.52	0.00	2,299.99	2,200.00	99.99	2,200.00
10-1500-53-PEST CONTROL	60.00	60.00	60.00	0.00	0.00	600.00	1,200.00	(600.00)	1,200.00
10-1500-53-ADM RETIREMENT EXPENS	257.98	375.00	375.00	(117.02)	0.00	3,446.75	4,500.00	(1,053.25)	4,500.00
10-1500-54-STORM/WATER/MS4	2,650.00	0.00	0.00	2,650.00	0.00	15,000.00	15,000.00	0.00	15,000.00
10-1500-54-LMIG	0.00	0.00	0.00	0.00	0.00	51,095.16	51,095.16	0.00	51,095.16
10-1500-55-BANK AND CREDIT CARD F	65.11	25.00	25.00	40.11	0.00	861.72	300.00	561.72	300.00
Total Admin	32,612.53	32,494.00	32,494.00	118.53	0.00	557,796.62	560,069.16	(2,272.54)	560,069.16
10-1565-51-SALARIES & WAGES-MAINT	5,224.48	4,000.00	4,000.00	1,224.48	0.00	55,561.06	53,208.00	2,353.06	53,208.00
10-1565-51-SUMMER P/T WAGES	0.00	449.00	449.00	(449.00)	0.00	5,680.96	5,300.00	380.96	5,300.00
10-1565-51-INSURANCE-SUPPLEMENT	300.00	300.00	300.00	0.00	0.00	3,600.00	3,600.00	0.00	3,600.00
10-1565-51-PAYROLL TAX EXPENSE	474.95	375.00	375.00	99.95	0.00	5,309.14	4,500.00	809.14	4,500.00
10-1565-51-MAINT. LIFE INSURANCE	34.44	40.00	40.00	(5.56)	0.00	413.28	500.00	(86.72)	500.00
10-1565-52-LANDSCAPING/MOWING	70.00	0.00	0.00	70.00	0.00	17,500.00	17,000.00	500.00	17,000.00
10-1565-52-GYM FLOOR MAINTENANC	527.82	0.00	0.00	527.82	0.00	827.82	3,500.00	(2,672.18)	3,500.00
10-1565-52-TELEPHONE -MAINT. CELL	32.99	40.00	40.00	(7.01)	0.00	395.88	500.00	(104.12)	500.00
10-1565-52-MAINT-EQUIPMENT	352.01	325.00	325.00	27.01	0.00	4,024.42	3,900.00	124.42	3,900.00
10-1565-52-SUB DRIVER	0.00	400.00	400.00	(400.00)	0.00	1,500.00	1,200.00	300.00	1,200.00
10-1565-52-MAINT RETIREMENT EXPEN	73.20	125.00	125.00	(51.80)	0.00	1,607.52	1,500.00	107.52	1,500.00
10-1565-53-MAINTENANCE REPAIRS/SU	33.96	1,600.00	1,600.00	(1,566.04)	0.00	20,938.10	17,000.00	3,938.10	17,000.00
10-1565-53-SOLID WASTE	2,597.50	1,200.00	1,200.00	1,397.50	0.00	10,149.36	14,000.00	(3,850.64)	14,000.00
10-1565-53-MAINT/SANITATION GASOL	796.43	1,000.00	1,000.00	(203.57)	0.00	10,877.99	14,500.00	(3,622.01)	14,500.00
10-1565-54-SANITATION TRUCK REPAI	89.42	750.00	750.00	(660.58)	0.00	10,542.72	9,000.00	1,542.72	9,000.00
Total Maintenance	10,607.20	10,604.00	10,604.00	3.20	0.00	148,928.25	149,208.00	(279.75)	149,208.00
10-2650-51-SALARIES & WAGES-JUDICI	900.00	1,750.00	1,750.00	(850.00)	0.00	15,850.00	21,000.00	(5,150.00)	21,000.00
10-2650-52-JUDGE -- EDUCATION & TRA	0.00	0.00	0.00	0.00	0.00	1,500.13	1,500.00	0.13	1,500.00
10-2650-52-INDIGENT DEFENSE	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00

City of Varnell
 Budgeted Statement of Revenues and Expenditures - General Fund
 For the Month and Twelve Months Ending December 31, 2024

Account #	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Total Year Budget
Total Judicial							
	900.00	1,750.00	(850.00)	17,350.13	25,500.00	(8,149.87)	25,500.00
10-2650-53- CJT/GA TECHNOLOGY	2,392.00	1,800.00	592.00	20,527.54	21,600.00	(1,072.46)	21,600.00
10-2650-53- SERVICE FEE FINES	0.00	125.00	(125.00)	973.22	1,500.00	(526.78)	1,500.00
10-2650-57- GSCCCA	1,648.44	1,250.00	398.44	7,831.87	15,000.00	(7,168.13)	15,000.00
10-2650-57- PEACE OFFICERS AUNNITY	1,044.11	1,250.00	(205.89)	5,784.75	15,000.00	(9,215.25)	15,000.00
10-2650-57- WHIT. CO. LOCAL VICTIMS	376.81	375.00	1.81	1,865.74	4,500.00	(2,634.26)	4,500.00
10-2650-57- WHIT. CO. DRUG ABUSE TR	0.00	200.00	(200.00)	620.67	3,500.00	(2,879.33)	3,500.00
Total Fines							
	5,461.36	5,000.00	461.36	37,603.79	61,100.00	(23,496.21)	61,100.00
10-3200-51- SALARIES & WAGES-VPD	28,503.18	28,400.00	103.18	387,118.21	369,200.00	17,918.21	369,200.00
10-3200-51- ANNUAL EVENT PAY	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00
10-3200-51- INSURANCE-SUPPLEMENT	1,500.00	1,800.00	(300.00)	18,000.00	21,600.00	(3,600.00)	21,600.00
10-3200-51- PAYROLL TAX EXPENSE	2,294.44	1,600.00	694.44	31,730.26	28,000.00	3,730.26	28,000.00
10-3200-51- VPD -- LIFE INSURANCE	162.83	150.00	12.83	1,934.62	2,300.00	(365.38)	2,300.00
10-3200-52- VPD -- REPAIRS & MAINTEN	945.54	1,500.00	(554.46)	20,410.19	18,000.00	2,410.19	18,000.00
10-3200-52- VPD -- TELEPHONE-CELL	773.21	337.00	436.21	4,168.96	4,000.00	168.96	4,000.00
10-3200-52- DUES & FEES	0.00	0.00	0.00	72.00	1,500.00	(1,428.00)	1,500.00
10-3200-52- VP EDUCATION & TRAININ	347.89	1,000.00	(652.11)	10,457.15	12,000.00	(1,542.85)	12,000.00
10-3200-53- VP SUPPLIES & MATERIALS	0.00	435.00	(435.00)	1,776.53	5,000.00	(3,223.47)	5,000.00
10-3200-53- VPD -- SUPPLIES-GASOLINE	3,041.72	4,000.00	(958.28)	39,568.72	49,000.00	(9,431.28)	49,000.00
10-3200-53- VP RETIREMENT EXPENSES	485.74	400.00	85.74	6,167.52	5,900.00	267.52	5,900.00
10-3200-53- WATCH GUARD	0.00	0.00	0.00	3,510.00	7,100.00	(3,590.00)	7,100.00
10-3200-53- UNIFORMS	2,786.65	400.00	2,386.65	6,658.40	5,000.00	1,658.40	5,000.00
10-3200-53- EQUIPMENT	3,959.20	750.00	3,209.20	10,953.75	17,792.39	(6,838.64)	17,792.39
10-3200-53- GUNS	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00
10-3200-53- AMMO	0.00	0.00	0.00	2,879.88	4,000.00	(1,120.12)	4,000.00
10-3200-53- AXON	0.00	0.00	0.00	8,703.36	8,800.00	(96.64)	8,800.00
10-3200-57- RADIO ACCESS FEES	0.00	0.00	0.00	0.00	2,100.00	(2,100.00)	2,100.00
10-3200-57- POP	0.00	0.00	0.00	315.00	1,300.00	(985.00)	1,300.00
10-3200-58- INMATE HOUSING	117.58	1,000.00	(882.42)	6,200.94	11,800.00	(5,599.06)	11,800.00
Total Police Dept							
	44,917.98	41,772.00	3,145.98	560,625.49	580,392.39	(19,766.90)	580,392.39
10-8000-58- Post Office Bldg Payment	416.66	410.00	6.66	4,999.92	5,028.00	(28.08)	5,028.00
Total Capital							
	416.66	410.00	6.66	4,999.92	5,028.00	(28.08)	5,028.00
Total Expenditures							
	94,915.73	92,030.00	2,885.73	1,327,304.20	1,381,297.55	(53,993.35)	1,381,297.55

City of Varnell
 Budgeted Statement of Revenues and Expenditures
 For the Month and Twelve Months Ending December 31, 2024

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Total Year Budget
Revenues							
SPLOST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CEMETERY	300.00	0.00	300.00	3,460.00	3,000.00	460.00	3,000.00
SEWER	1,624.00	1,250.00	374.00	15,262.48	15,000.00	262.48	15,000.00
ARP Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CARES Grant	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAD #1	922.94	0.00	922.94	76,125.87	0.00	76,125.87	0.00
Expenditures							
Total Sewer	1,195.00	1,040.00	155.00	22,526.25	15,000.00	7,526.25	15,000.00
Total Cemetery	325.00	0.00	325.00	3,900.00	3,575.00	325.00	3,575.00
Total SPLOST	5,558.60	27,493.56	(21,934.96)	159,365.78	153,807.18	5,558.60	153,807.18
Total ARP	0.00	73,549.02	(73,549.02)	224,508.31	224,508.31	0.00	224,508.31
Total CARES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total TAD #1	0.00	0.00	0.00	1,719.52	1,719.52	0.00	1,719.52

PUBLIC NOTICE

**NOTICE OF QUALIFYING FEES AND DATES FOR THE CITY OF VARNELL GENERAL
ELECTION TO THE
QUALIFIED VOTERS OF THE CITY OF VARNELL**

Notice is hereby given that the City of Varnell General Election will be held on November 4, 2025, for the offices of Mayor of the City of Varnell, currently held by Thomas Dickson, and Seat # 1, currently held by Bob Roche, and Seat #2 currently held by Bill Caylor. The qualifying fee is set at \$35.00.

The qualifying period will begin Monday, August 18, 2025 at 9:00 a.m. and will continue through Wednesday, August 20, 2025 at 4:00 p.m.

This 8th day of January, 2025.



Kai Clayton
City Clerk
City of Varnell

2024-RESOLUTION OF THE MAYOR AND COUNCIL OF
THE CITY OF VARNELL AMENDING THE
UNIFIED ZONING ORDINANCE

Ordinance No. 2024-12-B

WHEREAS, the Mayor and Council of the City of Varnell adopted the *Unified Zoning Ordinance* on or about August 15, 2015; and

WHEREAS, the Mayor and Council has, from time to time, amended said ordinance in order to protect the health, welfare, and safety of the public; and

WHEREAS, the Mayor and Council find such amendments to be useful, necessary, and proper, and protective of the health, welfare, and safety of the public; and

WHEREAS, it is the desire of the Mayor and Council to promote the goals, objectives, and policies of the *Joint Comprehensive Plan for Whitfield County and the Cities of Cohutta, Dalton, Tunnel Hill and Varnell*; and

WHEREAS, it is the belief of the Mayor and Council that in so doing, it protects the health, welfare, and safety of the public;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that the *Unified Zoning Ordinance*, be amended by amending Chart 3.7 to change in the City of Varnell the maximum building height in the C-2 zoning district; by deleting Section 4-6-28 which previously required an additional public hearing for a Special Use for drug treatment facilities; and for other purposes.

BE IT ORDAINED by the Mayor and Council of the City of Varnell and by the authority of same, **IT IS HEREBY ORDAINED** as follows:

1. Amend Chart 3.7 of the Unified Zoning Ordinance as follows:
 - (a) In C-2 zone district under “Maximum Building Height” add the following:
“Varnell – See Footnote #6”
 - (b) Under Footnotes, add the following:
 6. 50 feet. (Varnell only)
2. Delete Section 4-6-28 in its entirety.
3. These amendments shall become effective immediately following enactment by the Mayor and Council of the City of Varnell, the public health, safety, and welfare requiring it.
4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
5. It is hereby declared to be the intention of the Mayor and Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and if any section, paragraph, sentence, clause, or phrase shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or

invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases herein.

SO ORDAINED, this ____ day of _____, 2024.

CITY OF VARNELL

By: _____
Mayor

Attest:

City Clerk

RESOLUTION NO. 2025-01

A RESOLUTION APPROVING CONSENT TO COLLATERAL ASSIGNMENT OF DEVELOPMENT AGREEMENT AND FOR ALL OTHER PURPOSES.

WHEREAS, the City of Varnell and Patterson Farms Community, LLC (“PFC”) have entered into that certain Development Agreement dated December 19, 2023 (the “Agreement”); and

WHEREAS, Pursuant to the Agreement, the City of Varnell agrees to reimburse PFC for certain development costs associated with PFC’s development of a mixed-use project in the City of Varnell’s Tax Allocation District Number One (the “Project”); and

WHEREAS, PFC desires to enter into a collateral agreement (the “Collateral Assignment”) of the Agreement with a lender providing construction financing for the Project so as to provide additional security for the development loan for the Project; and

WHEREAS, Pursuant to Section 10.1 of the Agreement, PFC must obtain the consent of the City of Varnell prior to entering into any assignment of the Agreement; and

WHEREAS, the Mayor and Council have determined that it is in the best interest of the City to consent to the Collateral Assignment of the Agreement to further the development of the Project; and

WHEREAS, the City of Varnell desires to consent to the Collateral Assignment of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE Mayor and Council of the City of Varnell as follows:

-1-

The City of Varnell hereby approves of the Collateral Assignment of the Agreement by PFC. The Mayor is hereby authorized and empowered to take such action and to execute for and on behalf of the City of Varnell a consent to a Collateral Assignment and such other documents, instruments, certificates, assignments, and papers which, in the judgment of the Mayor, may be necessary and desirable to effect the proposed transaction. Such agreements, instruments, certificates, assignments, papers and/or documents shall be in such form and contain such terms and conditions as may be approved by the Mayor on behalf of the City of Varnell in accordance with this Resolution.

-2-

All acts and doings of the Mayor in connection with the proposed transaction which are in conformity with the purposes and intents of this Resolution and in furtherance of the transaction

contemplated hereby and thereby shall be, and the same hereby are, in all respects approved and confirmed.

-3-

The signature of the Mayor to any of the consents, agreements, instruments, certificates, assignments, papers, and documents executed and delivered in connection therewith shall be conclusive evidence of the authority of the Mayor to execute and deliver such consents, agreements, instruments, certificates, assignments, papers, and other documents on behalf of the City of Varnell.

-4-

The Clerk of the City of Varnell be, and hereby is, authorized to attest the signature of any officer of the City of Varnell and impress or attest the City of Varnell's seal appearing on a consent to the Collateral Assignment and on any agreement, instrument, certificate, financing statement, assignment, paper or document executed in connection with any of the foregoing Resolution, but shall not be obligated to do so, and the absence of the signature of the Clerk of the City of Varnell or the City of Varnell's seal on any such document shall not affect its validity or the obligation of the Mayor and Council thereunder.

-5-

Any and all resolutions or parts thereof of the City of Varnell in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed, and this Resolution shall become effective immediately upon its approval by the Mayor and Council of the City of Varnell.

ADOPTED AND APPROVED on the ___ day of _____, 2025 at the regular meeting of the Mayor and Council of the City of Varnell.

The foregoing Resolution received its first reading on _____. A motion for passage of the Resolution was made by Councilmember _____, second by Councilmember _____, and upon the question, the vote is ___ ayes, ___ nays, and the Resolution is adopted.

City of Varnell, Georgia

Mayor

Attested To:

City Clerk