

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – DECEMBER 13, 2016
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE
6:00PM**

ROLL CALL: Those present were Chairman Berg; Commissioner Fausett, District 1; Commissioner Swafford, District 2; Commissioner Hamby, District 3; Commissioner Nix, District 4; County Attorney Homans; County Manager Headley; County Clerk Yarbrough and interested citizens of Dawson County.

INVOCATION: Chairman Berg

PLEDGE OF ALLEGIANCE: Chairman Berg

ANNOUNCEMENTS:

County Manager Headley presented Chairman Berg and Commissioner Swafford with appreciation plaques for their years of service to the Board of Commissioners.

APPROVAL OF MINUTES:

Motion passed 3-0 to approve the minutes from the Voting Session held on November 17, 2016. Swafford/Fausett- Commissioner Hamby abstained

APPROVAL OF THE AGENDA:

Motion passed unanimously to approve the agenda as written. Nix/Hamby

ALCOHOL LICENSE:

New Alcohol License (Retail Consumption on Premises of Beer, Wine & Distilled Spirits) - Hacienda Bar and Grill, LLC

Motion passed unanimously to approve the New Alcohol License for retail consumption on premises of Beer, Wine & Distilled Spirits for Hacienda Bar and Grill, LLC. Fausett/Hamby

ZONINGS:

ZA 16-04 – Lipscomb, Johnson, Sleister, Dailey & Smith, LLP has made a request to rezone 3.63 acres from RA (Residential Agriculture) to CHB (Commercial Highway Business) for a retail development. The property is located on a portion of TMP 114-033.

Planning and Development Director Jason Streetman stated that the only stipulation the Planning Commission requested was that the applicant/owner gain approval from GDOT on all driveway access.

Attorney Emory Lipscomb on behalf of developer Danny Bennett stated that it is the applicant's intent to build a retail development.

Chairman Berg announced that if anyone had contributed more than \$250 to the campaign for public office and wished to speak they will have to fill out a form which will be made available

to them. Under normal program, ten minutes will be given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

Chairman Berg opened the hearing by asking if there was anyone present who wished to speak either for or against the application, and hearing none, closed the hearing.

Motion passed unanimously to approve ZA 16-04 with the following stipulation:

- The applicant/owner shall gain approval from GDOT on all driveway access.

Hamby/Nix

ZA 16-05 – Lipscomb, Johnson, Sleister, Dailey & Smith, LLP has made a request to rezone 57.16 acres from RA (Residential Agriculture) to RMF (Residential Multi-Family). The property is located at TMP L13-081 and on a portion of TMP 114-033.

Planning and Development Director Jason Streetman stated that the applicant is requesting to rezone the property in order to construct a residential multi-family development.

Attorney Emory Lipscomb on behalf of developer Danny Bennett stated Mr. Bennett would like to develop a retirement community and has reduced the number of units from 240 to 177 units. These will be single-family detached households for age 55+ residents.

Chairman Berg announced that if anyone had contributed more than \$250 to the campaign for public office and wished to speak they will have to fill out a form which will be made available to them. Under normal program, ten minutes will be given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

Chairman Berg asked if anyone wished to speak for or against the application.

The following spoke in favor of ZA 16-05:

- Jim King- *Dawsonville, Georgia*

The following spoke against ZA 16-05:

- Rhonda Goodwin, *Dawsonville, Georgia*
- Mike Miller, *Dawsonville, Georgia*
- Tony Passarello, *Dawsonville, Georgia*
- Jane Graves, *Dawsonville, Georgia*

Chairman Berg asked if there was anyone else who wished to speak either for or against the application, and hearing none, closed the hearing.

Motion passed unanimously to deny ZA 16-05. Hamby/Nix

ZA 16-06 – Lipscomb, Johnson, Sleister, Dailey & Smith, LLP has made a request to rezone 15.83 acres from RA (Residential Agriculture) to RMF (Residential Multi-Family). The property is located at TMP 114-019.

Planning and Development Director Jason Streetman stated that the applicant is requesting to rezone the property in order to construct a residential multi-family development and that the Planning Commission recommended approval with the stipulation that the development have access to Bear Tooth Parkway.

Attorney Emory Lipscomb on behalf of developer Danny Bennett stated that Mr. Bennett would like to create a development with 95 townhomes.

Chairman Berg announced that if anyone had contributed more than \$250 to the campaign for public office and wished to speak they will have to fill out a form which will be made available to them. Under normal program, ten minutes will be given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

Chairman Berg asked if anyone wished to speak for or against the application.

The following spoke against ZA 16-06:

- Brenda Anderson, *Dawsonville, Georgia*
- Larry Dollar, *Dawsonville, Georgia*
- Betty Lou Pfister, *Dawsonville, Georgia*
- Bonita Davis, *Dawsonville, Georgia*
- Tony Weaver, *Dawsonville, Georgia*
- Vernon Smith, *Dawsonville, Georgia*
- Mike Miller, *Dawsonville, Georgia*

Chairman Berg asked if there was anyone else who wished to speak either for or against the application, and hearing none, closed the hearing.

Motion passed unanimously to deny ZA 16-06. Hamby/Fausett

ZA 16-10 – Hibbymo Properties - Emma, LLC, has made a request to rezone 5.25 acres from RA (Residential Agriculture) to CCB (Commercial Community Business) for a proposed retail store. The property is located at TMP 030-016.

Planning and Development Director Jason Streetman stated that it is the applicant's intent to construct a Dollar General on that property.

Developer Bobby Howard would like to develop the property for a retail store and would construct appropriate retaining walls and utilize down-lighting.

Chairman Berg announced that if anyone had contributed more than \$250 to the campaign for public office and wished to speak they will have to fill out a form which will be made available to them. Under normal program, ten minutes will be given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

Chairman Berg opened the hearing by asking if there was anyone present who wished to speak either for or against the application, and hearing none, closed the hearing.

Motion passed unanimously to approve ZA 16-10 with the following stipulation:

- The applicant/owner shall gain approval from GDOT on all driveway access.

Fausett/Hamby

ZA 16-11 – Jerry Fouts has made a request to rezone 7.59 acres from RSR (Residential Sub-Rural) to CHB (Commercial Highway Business) for a proposed boat storage facility. The property is located at TMP L05-039.

Planning and Development Director Jason Streetman stated that is the applicant's intent to construct a storage unit facility to include boat storage, and it was the Planning Commission's decision to deny the application.

Mark Fouts on behalf of his father Jerry Fouts requested that the decision on the application be tabled until February which would give them time to have discussions with the neighbors. Chairman Berg explained that the Board of Commissioners could not honor the request from his father to table the application since it had been advertised and people attended the meeting to speak.

Chairman Berg announced that if anyone had contributed more than \$250 to the campaign for public office and wished to speak they will have to fill out a form which will be made available to them. Under normal program, ten minutes will be given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

Chairman Berg asked if anyone wished to speak for or against the application.

The following spoke against ZA 16-11:

- William Hollingsworth, *Gainesville, Georgia*
- Benny Joe Rice, *Dawsonville, Georgia*
- David Picklesimer, *Dawsonville, Georgia*

Chairman Berg asked if there was anyone else who wished to speak either for or against the application, and hearing none, closed the hearing.

Motion passed 3-0 to deny ZA 16-11. Hamby/Nix- Commissioner Swafford abstained

PUBLIC HEARING:

Capital Improvement Element Annual Update Transmittal (1st of 1 hearing)

Chairman Berg opened the hearing by asking if there was anyone present who wished to speak on the CIE Annual Update Transmittal, and hearing none, closed the hearing.

Motion passed unanimously to approve the Capital Improvement Element Annual Update Transmittal. Nix/Fausett

NEW BUSINESS:

Consideration of Juvenile Court's Request for Additional Funding for Increased Attorney Fees
Motion passed unanimously to approve the Juvenile Court's Request for Additional Funding for Increased Attorney Fees. Nix/Fausett

Consideration of Request for Additional Funding for Juvenile Court for Hall County Invoice
Motion passed unanimously to approve the request for Additional Funding for Juvenile Court for Hall County Invoice. Fausett/Hamby

Consideration of Request for Approval of 2017 Family Connection Fiscal Agent
Motion passed unanimously to approve the request for the 2017 Family Connection Fiscal Agent. Nix/Fausett

Consideration to move forward with public hearings on the Updated Purchasing Policy (tabled from the November 17, 2016 Voting Session)
Motion passed 3-0 to approve to move forward with public hearings on the Updated Purchasing Policy. Nix/Hamby

Consideration of 2017 Legacy Link Amendment #1
Motion passed unanimously to approve the 2017 Legacy Link Amendment #1. Hamby/Nix

Consideration of 2016 Capital Improvement Element (CIE) Update Resolution
Motion passed unanimously to approve the 2016 Capital Improvement Element (CIE) Update Resolution. Nix/Hamby

Consideration of Internal Legal Counsel
Motion passed unanimously to approve internal legal counsel. Hamby/Fausett

Consideration of Request to Surplus Sheriff Carlisle's Badge and Firearms
Motion passed unanimously to approve the request to surplus Sheriff Carlisle's Badge and Firearms. Nix/Fausett

Consideration of Board Appointment:

a. Dawson County Industrial Building Authority Board

- i. Mike Ball- replacing Tom Alexander (Term: November 2016 through December 2018)

Motion passed 3-0 to table consideration of the board appointment until after the first of the year.
Hamby/Fausett

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Danielle Yarbrough, County Clerk