

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – MARCH 17, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on March 3, 2022.
Dooley/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on March 3, 2022.
Fausett/Satterfield

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda with the following change:

- Addition of Nos. 3, 4 and 5 under New Business:
 - Request for Additional Funds for 2022 Budget-Approved Storm Truck
 - Transfer Station-Operational Decisions and Challenges
 - Board Appointments:
 - **Construction Board of Adjustment and Appeals**
 - John Lee- *reappointment* (Term: March 2022 through December 2023)
 - Greg Brock- *replacing Pat Hanson* (Term: March 2022 through December 2024)
 - Rory Cunningham- *replacing Jade Jones* (Term: March 2022 through December 2024)
 - Chris Meade- *replacing Michael Marshall* (Term: March 2022 through December 2024)
 - Greg Scott- *replacing Larry Taffer* (Term: March 2022 through December 2023)

Fausett/Gaines

PUBLIC COMMENT:

None

PUBLIC HEARINGS:

An Ordinance Amendment to Provide a Process for Alternate Architectural Designs (2nd of 2 hearings; 1st hearing was held at the March 15, 2022, Planning Commission meeting)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the An Ordinance Amendment to Provide a Process for Alternate Architectural Designs and, hearing none, closed the hearing.

Motion passed 4-0 to approve An Ordinance Amendment to Provide a Process for Alternate Architectural Designs. Satterfield/Dooley

Amend the Dawson County Sign Ordinance-Chapter 129 (1st of 1 hearing)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on an Amendment to the Dawson County Sign Ordinance-Chapter 129 and, hearing none, closed the hearing.

Motion passed 4-0 to approve to Amend the Dawson County Sign Ordinance-Chapter 129. Fausett/Dooley

Motion passed 4-0 to approve to lift an Emergency Moratorium on the Acceptance for Approval of Sign Permit Applications, effective immediately. Fausett/Dooley

ZONINGS:

Chairman Thurmond announced that if anyone contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak they would have to fill out a disclosure form, which would be made available to them. Under normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

ZA 22-02 - Mickey & Sarah Thomas request to rezone TMP 111-024-003 and 111-024-002 from Residential Sub-Rural (RSR) to Residential Agriculture (RA) for the purpose of down zoning the parcel.

Planning & Development Director Sharon Farrell said the property is more than 55 acres and, “our code, for whatever reason, does not allow a guest cottage within the RSR category but it’s very appropriate to rezone 56 acres to an RA category.” She said the Planning Commission recommended approval of the application.

The applicant was not present.

Chairman Thurmond 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 4-0 to approve ZA 22-02. Fausett/Gaines

ZA 22-03 - Blake Holbrook requests to rezone 1.5 acres of TMP 097-009 from Residential Agriculture (RA) to Residential Sub-Rural (RSR) for the purpose of subdividing the parcel and building a primary residence.

Planning & Development Director Sharon Farrell said the family has more than 166 acres and “they have a family member that would like to construct a home on 1.5 acres and, in order to do

that, they do need to rezone for RSR.” She said the Planning Commission recommended approval of the application.

Whitney “Nikki” Holbrook, wife of applicant Blake Holbrook, said, “We are requesting to rezone the 1.5 acres of family land from RA to RSR for our primary residence.”

Chairman Thurmond 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 4-0 to approve ZA 22-03. Satterfield/Dooley

NEW BUSINESS:

Consideration to Move Forward to Public Hearings for Changes to the Comprehensive Plan

Motion passed 4-0 to approve to Move Forward to Public Hearings for Changes to the Comprehensive Plan. Fausett/Gaines

Consideration to Move Forward to Public Hearings for a Request to Modify the Subdivision Regulations to Provide for a Family Density Exception

Motion passed 4-0 to approve to Move Forward to Public Hearings for a Request to Modify the Subdivision Regulations to Provide for a Family Density Exception and, in tandem, for an update to the county’s Land Use Resolution. Dooley/Satterfield

Consideration of a Request for Additional Funds for 2022 Budget-Approved Storm Truck

Motion passed 4-0 to approve Additional Funds up to \$72,353 for a 2022 Budget-Approved Storm Truck and to allow the Public Works department to decide which option (stationary bed and grapple or dump bed and grapple) best suits the county’s needs; additional funding outside of the previously approved budgeted amount will come from Special Purpose Local Option Sales Tax VI overage funds. Dooley/Fausett

Consideration of Transfer Station-Operational Decisions and Challenges

Motion was made by Commissioner Gaines and seconded by Commissioner Dooley to approve the acceptance at the Transfer Station of any garbage that is considered household or potentially commercial (must be able to be hand unloaded and disposed of in the Transfer Station trailer without the need for any mechanical assistance).

Motion was amended by Commissioner Gaines and seconded by Commissioner Dooley to not accept concrete or masonry products and for the Board of Commissioners to review an update of the “Transfer Station-Operational Decisions and Challenges” item in 90 days.

The amended motion passed 4-0.

The original motion passed 4-0.

Consideration of Board Appointments:

- **Construction Board of Adjustment and Appeals**
 - John Lee- reappointment (Term: March 2022 through December 2023)
 - Greg Brock- replacing Pat Hanson (Term: March 2022 through December 2024)

- Rory Cunningham- replacing Jade Jones (Term: March 2022 through December 2024)
- Chris Meade- replacing Michael Marshall (Term: March 2022 through December 2024)
- Greg Scott- replacing Larry Taffer (Term: March 2022 through December 2023)

Motion passed 4-0 to reappoint John Lee to the Construction Board of Adjustment and Appeals for a term of March 2022 through December 2023 and to appoint Greg Brock for a term of March 2022 through December 2024, Rory Cunningham for a term of March 2022 through December 2024, Chris Meade for a term of March 2022 through December 2024 and Greg Scott for a term of March 2022 through December 2023. Satterfield/Gaines

PUBLIC COMMENT:

None

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss cybersecurity, litigation and real estate. Gaines/Fausett

Motion passed 4-0 to come out of Executive Session. Fausett/Gaines

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk