

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – THURSDAY, JULY 20, 2023  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

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**ROLL CALL:** Those present were Chairman Billy Thurmond; Commissioner Chris Gaines, District 2; Commissioner Emory Dooley, District 4; County Manager Joey Leverette; County Attorney Melissa Tracy; County Clerk Kristen Cloud; and interested citizens of Dawson County. District 1 Commissioner Seth Stowers and District 3 Commissioner Alexa Bruce were not present.

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

None

**APPROVAL OF MINUTES:**

Motion passed 3-0 to approve the Minutes of the Work Session held on July 6, 2023. Gaines/Dooley

Motion passed 3-0 to approve the Minutes of the Voting Session held on July 6, 2023. Dooley/Gaines

**APPROVAL OF AGENDA:**

Motion passed 3-0 to approve the agenda with the following change:

- Removal of No. 1 under Zonings, ZA 23-02, for lack of a quorum due to a recusal. This item will be placed on the August 3, 2023, Voting Session Agenda; and
- Addition of Nos. 3-5 under New Business:
  - Request to Accept Kinship Caregiver Support Cohort Funds Awarded by Georgia Family Connection Partnership;
  - IFB #421-23 - Fence/Dugout/Backstop Replacement for Veterans Memorial Park; and
  - FY 2024 Legacy Link Contract for Nutrition Program Services- Senior Services

Dooley/Gaines

**PUBLIC COMMENT:**

None

**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 the normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

ZA 23-04 - Keith Mulkey on behalf of Gladys Voyles requests to rezone 3.18 acres of TMP 039-011 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) (Kelly Bridge Road).

Planning & Development Director Sharon Farrell said the Planning Commission recommended the property be zoned to Residential Rural Estate instead of Residential Sub-Rural. “The difference being the Residential Rural Estate requires a minimum of three acres and the RSR requires 1.5 acres, which would be a higher density in that area,” said Farrell.

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.

None spoke in favor of the application.

The following spoke in opposition of the application:

- Helen Heinle, Dawsonville, Georgia, said she was speaking neither for nor against the application. “I have been Mrs. Voyles’ neighbor for 30 years, and I own the adjoining tract. We feel passionate out there about keeping our land rural and respecting it. I understand that the RRE does still allow for whoever owns that property to keep animals and continue with it in an agricultural-type manner.” She added, “I’m speaking on behalf of four or five other neighbors around here, and I just wanted to ask the board to keep in mind we do want to keep our densities as low as possible in that area by maintaining as much of our agricultural land as we can.”

Chairman Thurmond asked if there was anyone else present who wished to speak on the application and, hearing none, closed the hearing.

Motion passed 3-0 to approve ZA 23-04 - to rezone the property from Residential Agriculture to Residential Rural Estate. Gaines/Dooley

ZA 23-05 - Jim King requests to rezone 8.322 acres of TMP 106-057-002 from RA (Residential Agriculture) to CHB (Commercial Highway Business) (Dawson Forest Road).

Planning & Development Director Sharon Farrell said the applicant plans to build a self-storage business in phases. “He already has an engineer on contract. He’s going to provide buffers all the way around the landscape strip up front, as well as protect the creek, the stream, and his retention pond will be up front, so as you come down Dawson Forest Road you will only see the front office building and not the uses in the rear, which are going to be built kind of in a fortress-style, so even the basic properties will be protected from noise.” Farrell said the Planning Commission recommended approval of the application.

Jim King, for his client Jeff Glover of Cumming, Georgia, said, “We’re here tonight requesting the rezoning of this 8.32-acre tract from agricultural to self storage. On the Future Land Use Plan, it shows that it’s office, but we feel that the self storage is a very viable use with less traffic.” King noted that a neighbor on the property’s rear corner asked for some buffering. “We have agreed to plant a double row of 6-foot-tall native evergreens along the back property line to help him out [and] provide a 25-foot buffer adjacent to that entire rear property line,” said King. “One of the other comments was to plant street trees along the frontage along Dawson Forest Road, and my

client's agreed to plant red maples as street trees along there." King also said his client is willing to put \$30,000 toward the county's master plan for the multi-use trail, which comes directly across the street into this tract along Dawson Forest. King, along with his client, discussed the project's buildings, including their proposed materials, facades, lighting, etc. "This will be my semi-retirement," said Glover. "The more I study self storage - the modern customer wants it nice, like a hotel, when they walk in, especially since over 60 percent of the customers are women, I'm told. Especially at night, they want it nice, clean, well-lit, secure, cameras. So, that's my plan - to do everything nice." He added, "I'm already planning to have partial air conditioning on all of these buildings. I hope to have the nicest single-story self-storage units."

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 3-0 to approve ZA 23-05 with the following stipulations:

1. There shall be a 25-foot buffer of two rows at minimum of 6-foot-tall evergreens on the southwest corner that borders lot 7;
2. The applicant shall follow 400 Corridor Guidelines on the project's buildings 1 and 2, and the applicant shall work with Planning & Development staff to determine the best materials to use for those buildings;
3. The applicant shall contribute \$35,000 toward the county's new master trail plan before phase 2 of the project can commence;
4. Any boat and/or RV storage shall not be visible from the road; and
5. The applicant shall construct the project to appear substantially similar to images depicted in the site plan provided and at the discretion of Planning & Development staff.

Gaines/Dooley

**NEW BUSINESS:**

Consideration of Board Appointment:

- **Long Range Planning Committee**
  - Mya Thomae- replacing Hugh Stowers

Motion passed 3-0 to appoint Mya Thomae to the Long Range Planning Committee. Dooley/Gaines

Ratification of Emergency Purchase for Salt Quonset Building Slab, Walls and Assembly for Recycling Center Retrofit Project

Motion passed 3-0 to ratify an Emergency Purchase in the amount of \$45,260 for Salt Quonset Building Slab, Walls and Assembly for Recycling Center Retrofit Project. Dooley/Gaines

Consideration of Request to Accept Kinship Caregiver Support Cohort Funds Awarded by Georgia Family Connection Partnership

Motion passed 3-0 to approve a Request to Accept \$5,500 in Kinship Caregiver Support Cohort Funds Awarded by Georgia Family Connection Partnership. Dooley/Gaines

Consideration of IFB #421-23 - Fence/Dugout/Backstop Replacement for Veterans Memorial Park

Motion passed 3-0 to reject the bid submitted for IFB #421-23 - Fence/Dugout/Backstop Replacement for Veterans Memorial Park. Gaines/Dooley

Consideration of FY 2024 Legacy Link Contract for Nutrition Program Services

Motion passed 3-0 to approve a FY 2024 Legacy Link Contract for Nutrition Program Services. Gaines/Dooley

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk