

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – FEBRUARY 15, 2018  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE  
6:00PM**

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**ROLL CALL:** Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Hamby, District 3; Commissioner Nix, District 4; County Attorney Frey; County Clerk Cloud; and interested citizens of Dawson County. County Manager Headley was not present.

**INVOCATION:** Chairman Thurmond

**PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

Chairman Thurmond announced that county offices would be closed Monday, February 19, 2018, in observance of Presidents' Day.

**APPROVAL OF MINUTES:**

Motion passed unanimously to approve the minutes from the Voting Session held on February 1, 2018. Fausett/Gaines

**APPROVAL OF THE AGENDA:**

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

**PUBLIC COMMENT:**

None

**ALCOHOL LICENSE:**

New Alcohol License (Retail Package of Beer and Wine) - Walgreens Co. d/b/a Rite Aid No. 11816

Motion passed unanimously to approve the New Alcohol License (Retail Package of Beer and Wine) – Walgreens Co. d/b/a Rite Aid no. 11816. Gaines/Hamby

**ZONINGS:**

AVR 17-06- Dworkesh Inc. has made a request to appeal the Planning Director's approval of AVR 17-06 - To vary from the Land Use Resolution, Article IV, Section 400.A for a 10-foot front setback reduction along SR 53 and a 5-foot front setback reduction along War Hill Park Road to allow for the construction of a gas pump canopy. The property is located on TMP 115-060 and is zoned CHB (Commercial Highway Business).

Chairman Thurmond announced that if anyone had 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, ten minutes will be given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

Planning & Development Director Jason Streetman said that in December 2017 he heard and approved an administrative variance for setback relief that allowed for a gas pump canopy. Streetman said this approval was based on a history of variances granted for the site as well as others within the immediate vicinity of this request. Streetman said the approval also was based on a physical hardship - that the preexistence of the store limited where the canopy could be placed.

Appellate Attorney Stuart Teague said that his client owns the property that is across the road from the intersection to the property that will be developed with the gas canopy. Teague said his client opposes the variance primarily based on concern for safety, to include traffic, and the visual obstruction that will be presented if the canopy is moved closer to the intersection than it has been historically. Teague said the original criteria for the grant of the variance were not met.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the appeal.

The following spoke in favor of the appeal:

- Brad Worley, Dawsonville
- Edward Jester, Dawsonville

The following spoke against the appeal:

- Neil Hornsey, Dawsonville

Chairman Thurmond asked if there was anyone else present who wished to speak on AVR 17-06 and, hearing none, closed the hearing.

Motion passed 3-1 to approve the appeal of AVR 17-06. Hamby/Fausett- Commissioner Gaines voted against the motion

ZA 17-10- Brodie Allred on behalf of Norkot Financial Inc. has made a request to rezone 46.73 acres from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for a 30-lot single-family residential community. The property is located at TMP 118-040. The property is zoned RA (Residential Agriculture).

Chairman Thurmond announced that if anyone had 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, ten minutes will be given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

Planning & Development Director Jason Streetman said ZA 17-10 was heard by the Dawson County Planning Commission in January 2018. Streetman said that the Planning Commission recommended approval of the application with the following stipulations:

1. Development shall be limited to a maximum of 30 lots
2. All dwellings shall be single-family, site-built homes with a minimum of 1,200 square feet of heated floor area per dwelling
3. Access shall be limited to Moss Road only

4. All roads created to serve the subdivision shall be paved and the financial responsibility of the applicant-owner, and all work shall be approved by Dawson County Public Works prior to final platting or any building permits being issued.
5. All stipulations of zoning shall be made a part of any plats, plans or permits associated with the development

Applicant Brodie Allred said the majority of the proposed homes will be 1,300 to 2,000 square feet in size and range from \$180,000-\$250,000, with larger lots/homes averaging about \$300,000.

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 against the application:

- Brannon Bennett, Dawsonville
- Margaret Abbott, Dawsonville
- Jeff Abbott Sr., Dawsonville

Chairman Thurmond asked if there was anyone else present who wished to speak on ZA 17-10 and, hearing none, closed the hearing.

Motion passed 3-1 to approve ZA 17-10 with the stipulations recommended by the Planning Commission. Gaines/Hamby- Commissioner Fausett voted against the motion

**PUBLIC HEARINGS:**

*Text Amendments to the Land Use Resolution of Dawson County (1st of 2 hearings. 2nd hearing will be held on March 15, 2018)*

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the Text Amendments to the Land Use Resolution of Dawson County and, hearing none, closed the hearing.

*Text Amendments to the Development and Design Guidelines Georgia 400 Corridor (1st of 2 hearings. 2nd hearing will be held on March 15, 2018)*

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the Text Amendments to the Development and Design Guidelines Georgia 400 Corridor and, hearing none, closed the hearing.

**UNFINISHED BUSINESS:**

*Consideration of Impact Fee Methodology Report Final Draft (tabled from the February 1, 2018, Voting Session)*

Motion passed unanimously to postpone consideration of the Impact Fee Methodology Report Final Draft until additional information is received by the board. Gaines/Hamby

**NEW BUSINESS:**

Consideration of Blacks Mill Bridge Professional Design Authorization

Motion passed unanimously to approve a contract with Southeastern Engineering in the amount of \$33,700 for Blacks Mill Bridge Professional Design services. Nix/Hamby

Consideration of RFQ #301-17 Insurance Broker Services Award Recommendation

Motion passed unanimously to approve a contract with ShawHankins at the commission rate submitted as a result of RFQ #301-17 Insurance Broker Services. Gaines/Fausett

Consideration of Board Appointment:

- *Avita Community Partners*
  - *Angelia Brown- Replacing Joe Hirsch (Jessica Douglas) (Term: February 2018 through June 2020)*

Motion passed unanimously to approve the appointment of Angelia Brown to the Avita Community Partners board with a term of February 2018 through June 2020. Nix/Gaines

Consideration of Annexation #C8-00007

Motion passed unanimously to take no further action on the agenda item. Nix/Gaines

Consideration of Annexations #C8-00009 through #C8-00016 and #C8-00019 through #C8-00026

Motion passed unanimously to take no further action on the agenda item. Gaines/Nix

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk