

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – SEPTEMBER 17, 2015
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE
6:00PM**

ROLL CALL: Those present were Chairman Berg; Commissioner Fausett, District 1; Commissioner Hamby, District 3; Commissioner Nix, District 4; County Manager Campbell; County Attorney Homans; County Clerk Yarbrough and interested citizens of Dawson County. Commissioner Swafford was not present.

OPENING PRESENTATIONS:

- Clean Water Proclamation – Doris Cook – Etowah Water and Sewer Authority

Motion passed unanimously to approve the Muscular Dystrophy Association Proclamation as written. Hamby/Nix

- Dawson County Chamber of Commerce – Chamber President Christie Haynes

INVOCATION: Chairman Berg

PLEDGE OF ALLEGIANCE: Chairman Berg

ANNOUNCEMENTS:

- Chairman Berg and Commissioner Fausett reminded everyone of the POW/MIA Veterans Ceremony taking place at Veterans Memorial Park, Friday, September 18th beginning at 5:00 p.m.
- Chairman Berg asked Michele Hester to provide an update regarding Shore Sweep. Ms. Hester announced that the 27th Annual Shore Sweep sponsored by Keep Dawson County Beautiful would be taking place on Saturday, September 26th from 9:00 a.m. to 1:00 p.m. at War Hill Park.
- Chairman Berg announced that there would be no BOC meetings on October 8th and October 15th due to some of the commissioners attending ACCG training.

APPROVAL OF MINUTES:

Motion passed unanimously to approve the minutes from the Voting Session held on August 20, 2015 as written. Fausett/Hamby

APPROVAL OF THE AGENDA:

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

PUBLIC COMMENT:

None

ALCOHOL LICENSE HEARING:

None

VARIANCE:

VR 15-16 – Dawson Marketplace has made a request to vary from the Land Use Resolution, Article IV, Section 121-102, to vary from the front setback requirement, Article VI, Section 121-171, to vary from the maximum parking allowed; the Development and Design Guidelines of the Georgia Highway 400 Corridor, Division 7, Section 117-235; to vary from the building façade, Division 8, Section 117-259, to vary from the screening of mechanical equipment. Dawson County Sign Ordinance, to vary from sign requirements; The property is located on TMP 106-075-008, 114-015, 114-024, 114-025 & 107-318. The property is zoned C-HB (Commercial Highway Business).

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.

Planning and Development Director Rachel Burton went through each of the variances requested by the applicant:

1. Request for a 90' front building setback instead of 100' along Georgia Highway 400.

Chairman Berg asked if anyone wished to speak in favor of the application. The following spoke and also provided additional information on behalf of the applicant:

- Steve Spiegel- *Hendon Properties, 3445 Peachtree Road, Suite 465, Atlanta, GA 30326*

Chairman Berg asked if anyone wished to speak in opposition of the application and hearing none, closed that portion of the hearing.

Motion passed unanimously to approve the request for a 90' front building setback along Georgia Highway 400. Hamby/Nix

2. Request for the front building façade to be 25% brick/stone (reduction from 80%) and the side facades to be 25% brick/stone.

Chairman Berg asked if anyone wished to speak in favor of the application. The following spoke and also provided additional information:

- Steve Spiegel- *Hendon Properties, 3445 Peachtree Road, Suite 465, Atlanta, GA 30326*
- Alex Munoz- *452 E. Paces Ferry Road, Atlanta, GA 30305*
- Charlie Auvermann- *Director, Development Authority of Dawson County, 135 Prominence Court, Suite 170, Dawsonville, GA 30534*

Chairman Berg asked if anyone wished to speak in opposition of the application and hearing none, closed that portion of the hearing.

Motion made to approve the request for the front building façade to be 60% brick/stone and the side facades to be 50% brick/stone. Nix/

Motion died for lack of a second.

Motion passed 3-1 for the front building façade to be 50% brick/stone and the side facades to be 50% brick/stone. Hamby/Fausett- Chairman Berg voted to make it 3-1. Commissioner Nix voted against the motion.

3. Request for restaurants located on outparcels to have two parking spaces per 100 s.f. of gross floor area.

Chairman Berg asked if anyone wished to speak in favor of the application. The following spoke and also provided additional information:

- Charlie Auvermann- *Director, Development Authority of Dawson County, 135 Prominence Court, Suite 170, Dawsonville, GA 30534*

Chairman Berg asked if anyone wished to speak in opposition of the application and hearing none, closed that portion of the hearing.

Motion passed unanimously to approve the request for restaurants located on outparcels to have two parking spaces per 100 s.f. of gross floor area. Nix/Hamby

4. Request for five monument signs along Georgia Highway 400 and two signs along Whitmire Road and Dawson Forest Road for the additional sign face area of 35 s.f. per sign.

Chairman Berg asked if anyone wished to speak in favor of the application. The following spoke and also provided additional information:

- Steve Spiegel- *Hendon Properties, 3445 Peachtree Road, Suite 465, Atlanta, GA 30326*
- Charlie Auvermann- *Director, Development Authority of Dawson County, 135 Prominence Court, Suite 170, Dawsonville, GA 30534*

Chairman Berg asked if anyone wished to speak in opposition of the application and hearing none, closed that portion of the hearing.

Motion passed unanimously to approve the request for five monument signs along Georgia Highway 400 and two signs along Whitmire Road and Dawson Forest Road for the additional sign face are of 35 s.f. per sign. Hamby/Fausett

5. Request for Wall Signage for Single Tenant Building

Chairman Berg asked if anyone wished to speak in favor of the application. The following spoke and also provided additional information:

- Steve Spiegel- *Hendon Properties, 3445 Peachtree Road, Suite 465, Atlanta, GA 30326*
- Alex Munoz- *452 E. Paces Ferry Road, Atlanta, GA 30305*

Chairman Berg asked if anyone wished to speak in opposition of the application and hearing none, closed that portion of the hearing.

Motion passed unanimously to deny the request for Wall Signage for Single Tenant Building with the option for the applicant to re-file the request within one year before the Planning Commission. Nix/Hamby

6. Request for Wall Signage for Multi-Tenant Building

Chairman Berg asked if anyone wished to speak in favor of the application. The following spoke:

- Steve Spiegel- *Hendon Properties, 3445 Peachtree Road, Suite 465, Atlanta, GA 30326*
- Alex Munoz- *452 E. Paces Ferry Road, Atlanta, GA 30305*
- Charlie Auvermann- *Director, Development Authority of Dawson County, 135 Prominence Court, Suite 170, Dawsonville, GA 30534*

Chairman Berg asked if anyone wished to speak in opposition of the application and hearing none, closed that portion of the hearing.

Motion passed 3-1 to approve the request for Wall Signage for a Multi-Tenant Building to allow wall signs not to exceed 2 s.f. per linear foot of building wall façade each and not to exceed three hundred sixty (360) s.f. each. Hamby/Fausett- Chairman Berg voted to make it 3-1. Commissioner Nix voted against the motion.

7. Request to waive required rooftop screening of mechanical equipment from street for rear facades of buildings.

Chairman Berg asked if anyone wished to speak in favor of the application. The following spoke:

- Steve Spiegel- *Hendon Properties, 3445 Peachtree Road, Suite 465, Atlanta, GA 30326*
- Alex Munoz- *452 E. Paces Ferry Road, Atlanta, GA 30305*
- Charlie Auvermann- *Director, Development Authority of Dawson County, 135 Prominence Court, Suite 170, Dawsonville, GA 30534*

Motion passed unanimously to approve the request to waive required rooftop screening for the rear facades of buildings adjacent to Lumpkin Campground Road so long as the landscaped berm (6' tall) along Lumpkin Campground Road screens the mechanical equipment rooftop views and that the mechanical equipment be setback 20' from the rear building wall face and less than 6' in height from the roof top surface. Hamby/Fausett

PUBLIC HEARING:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Approval of request to hold Senior Center Quilt Raffle

Motion passed unanimously to approve the request to hold Senior Center Quilt Raffle.
Nix/Fausett

Approval of FY 2016 Legacy Link Addendum #1

Motion passed unanimously to approve the FY 2016 Legacy Link Addendum #1. Hamby/Fausett

Approval of the Hazard Mitigation Plan Update Grant Application

Motion passed unanimously to approve the Hazard Mitigation Plan Update Grant Application.
Nix/Hamby

Approval of Board Appointments:

- Lori VanSickle - Dawson County Library Board - *replacing Kay Black* (Term: September 2015 to August 2019)
- Duane Wallace - Dawson County Library Board - *replacing Eydie Stegall* (Term: September 2015 to August 2019)

Motion passed unanimously to approve the Library Board Appointments. Hamby/Nix

ADJOURNMENT:

PUBLIC COMMENT:

None

APPROVE:

ATTEST:

Mike Berg, Chairman

Danielle Yarbrough, County Clerk