

**DAWSON COUNTY BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING MINUTES –
WEDNESDAY, AUGUST 23, 2023
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; County Manager Joey Leverette; County Attorney Molly Esswein; County Clerk Kristen Cloud; and interested citizens of Dawson County.

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda as presented. Gaines/Bruce

ZONING:

ZA 23-06 - Kimley-Horn on behalf Hybrid Properties and Investments LLC requests to rezone 4.93 acres of TMP 113-098-001 and 113-053 from RA (Residential Agriculture) to CHB (Commercial Highway Business) (Georgia Highway 400). (Tabled from the August 17, 2023, Voting Session, at which time a hearing was held)

Chairman Thurmond read aloud proposed stipulations from the applicant.

Motion passed 3-1 to approve ZA 23-06 with the following stipulations:

1. The property shall be developed in general accordance with the conceptual site plan prepared by Kimley-Horn dated March 14, 2023, (the “site plan”) unless otherwise approved by staff or required to comply with these conditions or applicable laws;
2. Notwithstanding any county regulations or ordinances to the contrary, there shall be no vehicular connectivity or cross access between the subject property and the mixed-use project known and referred to presently as Kilough Pointe, which project is presently located adjacent to the subject property along the southern and western boundaries of the subject property;
3. There shall be no more than one driveway providing ingress and egress to the building(s) to be developed on the subject property from Kilough Church Road with said driveway being located as close as practical to Georgia Highway 400 as shown on the site plan;
4. Subject to obtaining required approvals, permits and entitlements from applicable governmental entities and compliance therewith, the developer shall install a decel lane along Kilough Church Road between Georgia Highway 400 and the driveway into the subject property;
5. The development shall be restricted to medical uses (which may include medical office, clinic, physical therapy, X-ray, magnetic resonance and other imaging and scanning, and surgery uses) and general office uses, as well any incidental or accessory uses associated with primary medical uses or general office uses;
6. There shall be a minimum building setback along any side or rear yard abutting any residential zoning district of 50 feet. There shall be a minimum buffer along any side or rear yard abutting any residential zoning district of 40 feet with said

buffer being planted and maintained with sufficient density and vegetative material to effectively screen the adjacent residential uses;

7. There shall be a minimum 30-foot-wide buffer (natural undisturbed, planted or both) adjacent to all portions of the Georgia Highway 400 right-of-way with said buffer providing a visual screen for at least 60 percent of the length of the property frontage;
8. There shall be a landscape strip along Kilough Church Road that is a minimum of 10 feet wide, with any area between the rear boundary of such landscape strip and any adjacent parking setback line along Kilough Church Road also containing landscaping;
9. Landscaping within all buffer areas and landscape strips shall be done in accordance with the requirements set forth in the Georgia 400 Development Design Guidelines, Sections 117-206 through 117-209. Landscaping of parking lots and landscape islands shall be done in accordance with the requirements set forth in Section 117-210, including a minimum 2-foot-tall opaque screening. In addition, the southeast corner of the lot shall provide an opaque vegetative screen that is a minimum of 2 feet tall at installation and 6 feet to 8 feet tall at maturity along Kilough Church Road except where such plantings are prohibited by existing utility easements;
10. The proposed buildings shall not exceed 25,000 heated square feet in the aggregate with each building being limited to one story;
11. The following exterior building materials shall not be permitted: smooth-faced concrete block; tilt-up concrete panels; prefabricated steel panels; highly reflective, shiny or mirror-like materials; mill-finish (noncolored) aluminum metal windows or door frames; exposed, unfinished foundation walls; exposed plywood or particle board; and un-plastered, exposed concrete masonry blocks. All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match the color of the adjacent surface, unless it is being used expressly as a trim or accent element;
12. All utilities on the subject property servicing the buildings to be developed thereon shall be underground;
13. All dumpsters shall be enclosed and screened from public view;
14. The hours of each building on the subject property being open to the public for business shall be limited to 7 a.m.-7 p.m. Monday- Friday and 7 a.m.-5 p.m. Saturday;
15. A traffic analysis shall be performed and submitted to the county prior to the issuance of a land disturbance permit;
16. Pedestrian systems will be provided to enhance walkability within the project and may include linkages to individual buildings, neighboring properties or access ways along public roads; and
17. All exterior parking lot lighting shall be designed to direct light downward in order to minimize light spillage onto adjacent properties.

Dooley/Stowers- Commissioner Gaines abstained

NEW BUSINESS:

2023 Millage Rate and Property Tax (Public hearings were held at 4 p.m. July 6 and July 20, 2023, and at 6 p.m. August 3, 2023)

Motion passed 4-0 to approve a full rollback of the 2023 property tax, reducing the millage rate to 5.6340. The millage rate of 5.6340 is a reduction from the 2022 rate of 7.2225. Stowers/Bruce

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss real estate. Stowers/Gaines

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

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk