

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – JUNE 16, 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 Jeffrey Strickland; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Commissioner Gaines announced that the Primary Runoff Election would be held on June 21, 2022, and county citizens would vote at the same precinct where they voted in the May 2022 General Primary Election.

Commissioner Fausett announced that the next Board of Commissioners meeting would be held on July 7, 2022.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on June 2, 2022. Dooley/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on June 2, 2022. Fausett/Satterfield

APPROVAL OF AGENDA:

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

- Addition of a New Business section to include the following items:
 - Community Oriented Policing Services (COPS) School Safety Grant
 - Request for a Public Works Special Projects Coordinator Position
 - Request for Title and Grade Change for Planning & Development Administrative Assistant
 - Request for Title and Grade Change for Planning & Development Business License Technician
 - A Proposed Agreement Regarding Exchange of Right-of-Way or Interests in Land Related to the County's SR 53 at Thompson Creek Park Road Realignment Project

Fausett/Dooley

PUBLIC COMMENT:

None

PUBLIC HEARING:

Ambulance Billing Policy Update (1st of 1 hearing)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on an Ambulance Billing Policy Update and, hearing none, closed the hearing.

Motion passed 4-0 to approve an Ambulance Billing Policy Update. Gaines/Satterfield

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 22-09 - Continental 673 Fund LLC requests to rezone TMP 114-020 from CHB (Commercial Highway Business) to RMF (Residential Multi-Family) for the purposes of developing 113 units of multi-family residences (Dawson Village Way South / Beartooth Parkway).

Planning & Development Director Sharon Farrell said, “This is basically that tract of land behind Kani House that has been undeveloped for a variety of reasons over the years. It is a consistent request with the comprehensive plan. The concept plan is just that, and we’ll have to go back through it with fine details...” Farrell said the Planning Commission recommended approval of the application with a stipulation of a 25-foot separation between the face of the structure’s garage and the curb of the sidewalk or the curb of the roadway, whichever is closest. She also provided a list of staff-recommended stipulations.

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:

- Will Creekmore, Cumming, Georgia (He said, “We are not in opposition of this type of development but, based on the current site plan that has been submitted with their rezoning application, really the main issue we have is the location of their trash enclosure that they want to put [there], which is over here on the west side of this where the road comes in off of 400.”)

Sara Johnson, senior director of development services for Continental Properties, apologized for her late arrival and provided background on the Wisconsin-based company. She said the proposed development is called Avanterra Dawson, “purpose-built, single-family housing.” She added, “To the naked eye, and for folks passing by, it appears like a single-family residential community, but the benefits are that we own, manage and operate identically to what we would do at the other product lines that we have. So, we’ve got onsite operations staff, maintenance staff overseeing the day-to-day operations of our communities and the upkeep of the community long term.” Johnson said the “formal request tonight is to request the rezoning to RMF district for this property. It’s consistent with the Future Land Use plan along with the density guidelines suggested in the comp plan, and it allows us to transform a really limited potential site ... into a very useful community.”

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

Motion passed 4-0 to table ZA 22-09 until July 7, 2022. Satterfield/Dooley

ZA 22-12 - David Cowart requests to rezone TMP 113-056 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purposes of subdividing the parcel to RSR standards (Kilough Church Road).

Planning & Development Director Sharon Farrell said the request is “consistent with the Future Land Use map.” She added, “It is a larger parcel that they are rezoning: two tracts of it to create two parcels, one over an acre in size and one at an acre in size with the balance being left.” She said the applicant hopes to sell the remaining balance to the neighboring church. Farrell 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.

The following spoke in favor of the application:

- Payton Anderson, Dawsonville, Georgia

None spoke in opposition of the application.

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

Motion passed 4-0 to approve ZA 22-12. Satterfield/Dooley

NEW BUSINESS:

Consideration of Community Oriented Policing Services (COPS) School Safety Grant

Motion passed 4-0 to approve to apply for a Community Oriented Policing Services (COPS) School Safety Grant. Fausett/Gaines

Consideration of Request for a Public Works Special Projects Coordinator Position

Motion passed 4-0 to approve a Request for a Public Works Special Projects Coordinator Position. Satterfield/Gaines

Consideration of Request for Title and Grade Change for Planning & Development Administrative Assistant

Motion passed 4-0 to table a Request for a Title and Grade Change for a Planning & Development Administrative Assistant until July 7, 2022. Gaines/Fausett

Consideration of Request for Title and Grade Change for Planning & Development Business License Technician

Motion passed 4-0 to table a Request for a Title and Grade Change for a Planning & Development Business License Technician until July 7, 2022. Dooley/Fausett

Consideration of a Proposed Agreement Regarding Exchange of Right-of-Way or Interests in Land Related to the County's SR 53 at Thompson Creek Park Road Realignment Project

Motion passed 4-0 to approve a Proposed Agreement between Dawson County, on the one hand, and Rocky Phillips Hughes, Karen G. Hughes and BGH1 Properties LLC Regarding Exchange of Right-of-Way or Interests in Land Related to the County's SR 53 at Thompson Creek Park Road Realignment Project. Fausett/Satterfield

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk