

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – JANUARY 21, 2021
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 Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County. County Manager David Headley was not present.

OPENING PRESENTATION:

Proclamation Recognizing Elections and Voter Registration

Chairman Thurmond read aloud a Proclamation Recognizing Elections and Voter Registration. Motion passed 4-0 to approve the Proclamation recognizing Elections and Voter Registration. Fausett/Gaines

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Commissioner Gaines welcomed Commissioner Dooley to the board.

APPROVAL OF MINUTES:

Motion passed 3-2 to approve the Minutes of the Work Session held on December 17, 2020. Satterfield/Gaines- Commissioner Fausett and Commissioner Dooley abstained and Chairman Thurmond voted in order for the item to pass

Motion passed 3-2 to approve the Minutes of the Voting Session held on December 17, 2020. Gaines/Satterfield- Commissioner Fausett and Commissioner Dooley abstained and Chairman Thurmond voted in order for the item to pass

APPROVAL OF AGENDA:

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

- Addition of Nos. 5-9 under New Business:
 - Request to Accept 2021 Criminal Justice Coordinating Council K9 Grant
 - Center for Tech and Civic Life COVID-19 Response Grant Funding Approval Request
 - Intergovernmental Agreement with the City of Dawsonville and the Dawson County Board of Elections and Registration Relating to the 2021 Municipal Elections for the City of Dawsonville
 - Board Appointments:
 - EMS Advisory Council
 - Danny Thompson- *reappointment* (Term: January 2021 through December 2022)

- Robby Lee- *reappointment* (Term: January 2021 through December 2022)
 - Health Board
 - Billy Thurmond- *reappointment* (Term: January 2021 through December 2024)
 - Planning Commission (District 3 Alternate)
 - Jean Maryanski- *appointment* (Term: January 2021 through December 2021)
- Discussion of Financing Options for Purchase of Ladder Truck
- Removal of ZA 20-27 from the agenda for postponement

Satterfield/Dooley

PUBLIC COMMENT:

Sheriff Jeff Johnson spoke about New Business items No. 1: Request for Funding for Comprehensive Security System Upgrade; and No. 4: A Resolution Requesting the Calling of a Special Election to Impose a County One Percent Special Purpose Local Option Sales and Use Tax (SPLOST).

Johnson said he was unable to attend a previous Board of Commissioners meeting during which item No. 1 was discussed and wished to answer some questions that were asked during that meeting. He said, “This was not a new project. This is something that’s been going on for some time ... So ultimately...we have two systems that operate the courthouse and that operate the jail. The system at the jail is currently functioning. It’s operating. We do have issues with the current maintenance contract ... When [Purchasing Manager Melissa Hawk] was revisiting these maintenance contracts, we were having more issues with the courthouse system. Therefore, in the discussion, they said, ‘Well, why don’t we look at things from a total perspective and see what it costs?’ So, again, I tell you this is not anything new.” In addition, Johnson said, “We want to talk about whose responsibility it is, and that’s where I’ll submit to you that I have no control over the courthouse. I have control over a security plan, but I have no control over the courthouse ... We do operate it. We do run it, but it’s not a piece of equipment for us.” He said he has “no objections to the system being upgraded. I think it needs upgrading...”

Concerning SPLOST, Johnson mentioned the Sheriff’s Office radio system. “I know there’s \$3 million allocated or proposed for a radio system; puts us on the same VHF system,” which he said is an upgrade but does not allow Dawson County to communicate with its neighbors like Forsyth County. Johnson expressed concern with \$1.5 million allocated for vehicle replacement. “I’ll be coming back to you to ask for cars if we don’t address it in this,” he said. Johnson said he also would like a new roof for the law enforcement center. “The chairman and I have talked a lot about things,” said Johnson. “I want to support the county. I want to support SPLOST, but I also know that we have needs in the Sheriff’s Office and that’s the reason I’m here voicing that now. Obviously, there are some things of concern for me - just from a county resident perspective of it; I won’t go into that, air that here, but I do ask for your consideration with our SPLOST allocations.”

PUBLIC HEARING:

Land Use Resolution Update – Residential Planned Community Zoning District Road Maintenance (2nd of 2 hearings; 1st hearing was held at the January 19, 2021, Planning Commission meeting)

Planning & Development Director Jameson Kinley and Public Works Director David McKee reviewed the Land Use Resolution update concerning Residential Planned Community zoning district road maintenance.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the Land Use Resolution Update - Residential Planned Community Zoning District Road Maintenance and, hearing none, closed the hearing.

Motion passed 4-0 to approve the Land Use Resolution Update - Residential Planned Community Zoning District Road Maintenance. Satterfield/Dooley

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 20-21 - George Butler as agent for owners requests to rezone TMP 097-099 from RA (Residential Agriculture) to RS2 (Residential Suburban 2) for the purpose of developing a 194 residential-lot subdivision (Dawson Forest Road East).

Concerning ZA 20-21, Commissioner Fausett recused herself from discussion and abstained from any vote due to a personal interest through inheritance.

Planning & Development Director Jameson Kinley said the property is located to the west of Black's Mill Elementary and spans to the west to Blacks Mill Road. In 2004, the property was rezoned to Commercial Planned Community Development, but reverted to RA in 2014 through a county-initiated rezoning, according to Kinley. "Our comprehensive plan shows this property as Residential Planned Community," he said. "RPC is our only zoning classification designated for subdivisions, requiring a HOA. Because this is more than 125 proposed lots, a DRI study was done. The findings show that there were no regional concerns, but we should pay close attention to development near Blacks Mill Creek. This area is a part of the upper Etowah River Watershed; it is of great importance that the biodiversity of species in the area that this be protected. This site plan shows these critical areas as conservation." Kinley said the Planning Commission recommends denial of the application.

Applicant George Butler, a Dahlonega, Georgia-based attorney, detailed his history and his becoming involved in representing the proposed project. Butler discussed "why I believe your Planning director reached the right conclusion when he said, 'This is consistent with the comprehensive plan...'" Butler added, "...When all is told, we'll have 59 percent open space; 45 percent of that will be in perpetual conservation." Butler said he and the owners met with Etowah Water & Sewer Authority and the school system to discuss the project in regards to connections, a pedestrian crossing, etc. He said they also met with Parks & Recreation's Matt Payne and "walked it." Butler said the project's developers reported work on a similar project and noted that, "if you have an elementary school with the ability of families to be able to access it off the road through the same back door, it will sell like hotcakes. The values will be much higher." Butler also said they met with neighbors. "So then, in response to all the comments that we got, we have formulated these conditions..." Butler read aloud more than two dozen proposed stipulations for the project. He added, "...Only nine of our 194 lots back up to other

houses because we are an out-of-sight out-of-mind, rural-by-design subdivision. That's what conservation is all about. So we are buffered, except for those nine houses, by Blacks Mill, by the school, by Dawson Forest..."

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:

- Beth Martin, Dawsonville, Georgia
- Tyler Carpenter, Dawsonville, Georgia
- Yianna Manolakis, Dawsonville Georgia

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

Commissioner Satterfield made a motion to approve ZA 20-21 with stipulations and Commissioner Dooley seconded the motion. Commissioner Satterfield amended the motion with edited stipulations and Commissioner Dooley seconded the amended motion. Commissioner Satterfield withdrew the amended motion and initial motion and Commissioner Dooley seconded the withdrawal of the amended motion and initial motion.

Commissioner Satterfield made a motion to approve ZA 20-21 with 29 stipulations. Chairman Thurmond seconded the motion for further discussion. The motion failed to pass 2-2, with Commissioner Gaines and Commissioner Dooley voting against the motion.

Motion passed 3-1 to table ZA 20-21 until February 18, 2021. Gaines/Dooley- Commissioner Satterfield opposed the motion

ZA 20-23 - Miles, Hansford & Tallant requests to rezone TMP 113-044-006 from COI (Commercial Office Institutional) to CHI (Commercial Highway Intensive) for the purpose of developing a garden center (Prominence Court and Kilough Church Road).

Planning & Development Director Jameson Kinley said the applicant requests to rezone a 2.4-acre parcel for the purpose of opening a garden center. The property is located along the corner of Prominence Court and Kilough Church Road with frontage along Highway 400, according to Kinley. "This property was most recently used by GDOT when they were developing the continuous flow intersection. Other than that, it was vacant. It was rezoned to COI in 2005 for the purpose of a doctor's office. Our comprehensive plan shows this site as being Commercial Highway Business, which would incorporate this type of use." He added that the property falls within the 400 Corridor and will have to follow all 400 Corridor guidelines. Kinley said the Planning Commission recommends approval of the application.

Applicant Jonathan Beard of Miles, Hansford & Tallant said, "...The new zoning classification to CHI is more conducive to what the proposed use is." Beard added, "We're proposing a 5,000-square-foot building with a pole barn..." The garden center, he said, will primarily include lawn sculptures, accessory landscape supplies and plants. "It will be kind of mixed. It won't be one or the other - it will be a mix," he said.

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 4-0 to approve ZA 20-23. Fausett/Dooley

NEW BUSINESS:

Consideration of Request for Funding for Comprehensive Security System Upgrade

Motion passed 4-0 to release a Request for Proposal Concerning a Comprehensive Security System Upgrade. Satterfield/Dooley

Consideration of Family Connection Fiscal Agent Request

Motion passed 4-0 to approve the Family Connection Fiscal Agent Request. Fausett/Gaines

Consideration of Veterans Memorial Park Pavilion Rental Fee

Motion passed 4-0 to approve a Veterans Memorial Park Pavilion Rental Fee - \$200 per day for Dawson County residents and \$300 for non-Dawson County residents. Satterfield/Fausett

Consideration of a Resolution Requesting the Calling of a Special Election to Impose a County One Percent Special Purpose Local Option Sales and Use Tax

Motion passed 4-0 to approve a Resolution Requesting the Calling of a Special Election to Impose a County One Percent Special Purpose Local Option Sales and Use Tax. Gaines/Satterfield

Consideration of Request to Accept 2021 Criminal Justice Coordinating Council K9 Grant

Motion passed 4-0 to approve the Request to Accept the 2021 Criminal Justice Coordinating Council K9 Grant. Fausett/Satterfield

Consideration of Center for Tech and Civic Life COVID-19 Response Grant Funding Approval Request

Motion passed 4-0 to approve the Center for Tech and Civic Life COVID-19 Response Grant Funding Request. Gaines/Fausett

Consideration of an Intergovernmental Agreement with the City of Dawsonville and the Dawson County Board of Elections and Registration Relating to the 2021 Municipal Elections for the City of Dawsonville

Motion passed 4-0 to approve an Intergovernmental Agreement with the City of Dawsonville and the Dawson County Board of Elections and Registration Relating to the 2021 Municipal Elections for the City of Dawsonville. Satterfield/Dooley

Presentation of Board Appointments:

- EMS Advisory Council
 - Danny Thompson- reappointment (Term: January 2021 through December 2022)
 - Robby Lee- reappointment (Term: January 2021 through December 2022)
- Health Board
 - Billy Thurmond- reappointment (Term: January 2021 through December 2024)
- Planning Commission (District 3 Alternate)
 - Jean Maryanski- appointment (Term: January 2021 through December 2021)

Motion passed 4-0 to approve the reappointments of Danny Thompson and Robby Lee to the EMS Advisory Council for terms of January 2021 through December 2022. Fausett/Dooley

Motion passed 4-0 to approve the reappointment of Billy Thurmond to the Health Board for a term of January 2021 through December 2024. Fausett/Gaines

Motion passed 4-0 to approve the appointment of Jean Maryanski to the Planning Commission as the District 3 Alternate for a term of January 2021 through December 2021. Satterfield/Fausett

Consideration of Financing Options for Purchase of Ladder Truck

Commissioner Fausett made a motion to approve to fund the purchase of a ladder truck with SPLOST VI funds and Commissioner Satterfield seconded the motion. Commissioner Fausett withdrew the motion and Commissioner Satterfield seconded the withdrawal of the motion.

Motion passed 4-0 to approve the purchase of a ladder truck with SPLOST VI funds in an amount not to exceed \$1.2 million. Fausett/Satterfield

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk