

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – JUNE 18, 2020  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

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**ROLL CALL:** Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

**INVOCATION:** Chairman Thurmond

**PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

Chairman Thurmond announced that a special called joint meeting of the Dawson County Board of Commissioners (BOC) and the Dawsonville City Council would be held at 9 a.m. June 26, 2020, in the BOC Assembly Room regarding Special Purpose Local Option Sales Tax VII.

**APPROVAL OF MINUTES:**

Motion passed 4-0 to approve the Minutes of the Work Session held on June 4, 2020. Nix/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on June 4, 2020. Satterfield/Fausett

**APPROVAL OF AGENDA:**

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

- Addition of the following items:
  - Under No. 5 under New Business: c. Georgia Mountains Regional Commission
    - i. Betsy McGriff- reappointment (July 2020 through June 2021)
  - No. 6 under New Business: Council of Accountability Court Judges / Criminal Justice Coordinating Council Adult Drug Court Discretionary Grant for Medication Assisted Treatment Programs for FY 2021

Fausett/Gaines

**PUBLIC COMMENT:**

None

**ZONING:**

*ZA 20-01 - Rodger Eubanks requests to rezone 8.09 acres of property located at Highway 136 East TMP 109-011-002 from RA (Residential Agricultural) to RSRMM (Residential Sub-Rural Manufactured Moved) and RSR (Residential Sub-Rural).*

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

Planning & Development Director Jameson Kinley said the applicant, Rodger and Anita Eubanks, seeks to rezone 8.09 acres off Highway 136 East to form three lots. Kinley said the couple is moving with their children from the Cobb County area to retire in Dawson County. The couple purchased the property in 2018 and currently has a home under construction that is expected to be completed within the next couple of months. Kinley said the middle parcel would be occupied by the couple's daughter and her husband, who works for Forsyth County, and they wish to have a manufactured home placed on that parcel, which is why RSRMM zoning is being requested. Kinley said the couple's son would occupy the "third parcel on the far side" and plans to build a home at a later date. The smallest tract - the middle parcel - would be 1.62 acres, according to Kinley. Kinley said rezoning to these districts conforms to the county's future land use map. He said the Planning Commission recommended approval of the application by a 4-0 vote.

Applicant Rodger Eubanks said he and his wife looked for about a year for property in Dawson County "because we like the community in this area, and we finally found this 8-acre tract" in May 2018. He said it has been his "desire for many years to create an area where my family can be around me, to come and end my years here, and to enjoy life..." Eubanks said he purchased the property under the impression that he "wouldn't have any kind of concerns or problems out of dividing it for the children. It's being divided because they're using the property to support the purchase of this mobile unit. Once we found out there was a restriction against the mobile unit we've been trying to get this resolved." Eubanks said cost is the reason for a mobile unit. He said his daughter is bi-polar and his son-in-law is a Forsyth County deputy, "and we all know that deputies don't make the most in the world." Eubanks added, "For financial reasons, they looked at a mobile home. This is not what you would think of as a trailer, by any stretch of the imagination. The home we are building is built with 2-by-6 walls. This mobile unit is built with 2-by-6 walls. It is, in my opinion, almost the equivalent of a stick house. It has sheetrock. It will be finished. It is going to be underpinned. It is going to be landscaped. We have already cut the property so that you will see just the home itself." Eubanks said the "property is going to be very attractive and very useful. The reason for the request for the zoning, again, is financial because [my daughter and son-in-law] need to have a home that they can live in with the salary expectations that he has as a deputy."

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.

- Stacey Mullins- Resaca, Georgia, said she was neither for nor against the application and asked a date of when the Eubankses "applied for their building permit, when it was approved to be built." Mullins addressed her next comment to Commissioner Fausett: "I was told that we were not allowed to apply for rezoning, [that] it would never get

approved ... based on the fact that I didn't have a handicapped child or elderly parents." In addition, Mullins asked, "How would this zoning, if it is approved, be different than the 6 acres that was voted against ... the people that own the Dairy Queen in Dawsonville that asked for the rezoning? They were going to do the same thing that this couple is wanting to do." Mullins said she sees it as "maybe an issue for the county later on."

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

Motion passed 3-2 to approve ZA 20-01. Satterfield/Gaines- Commissioners Fausett and Nix opposed the motion and Chairman Thurmond voted in order for the item to pass

### **NEW BUSINESS:**

#### *Consideration to Move Forward with Public Hearings for Land Use Resolution Update to Residential Agricultural Lot Size Requirement*

Motion passed 4-0 to approve for the county's legal counsel and Planning & Development department to do the following: (1) prepare a proposed amendment to Zoning Resolution referred to as "Option 3-Create a Corrective Zoning District" for purposes of addressing substandard lots within the Residential Agricultural zoning district with a minimum of 1.5 acres and less than 5 acres, and to bring the proposed Option 3 amendment before the BOC at its July 2, 2020, Work Session for presentation, after which the BOC can move forward with necessary public hearings – to include a public hearing at the July 21, 2020, Planning Commission meeting and a public hearing at the August 6, 2020, BOC Voting Session for consideration of the Option 3 amendment; (2) to identify resolutions for a permanent path forward as it relates to clearly defining language concerning RA lot size requirements in the county's Land Use Resolution and to address splits of RA parcels; and (3) to allow the Planning & Development department to accept provisional Corrective Zoning District zoning applications in anticipation of the Option 3 amendment. Gaines/Satterfield

#### *Consideration to Move Forward with a Public Hearing for Dawson County Minimum Standard Code Amendment to Include Mobile / Manufactured Homes*

Motion passed 4-0 to approve to Move Forward with a Public Hearing for Dawson County Minimum Standard Code Amendment to Include Mobile / Manufactured Homes. Fausett/Nix

#### *Consideration of Appointment of the Building Official as the Local Government Agent for the Purposes Defined in the Abandoned Mobile Home Act*

Motion passed 4-0 to approve Planning & Development Director Jameson Kinley as the Appointment of the Building Official as the Local Government Agent for the Purposes Defined in the Abandoned Mobile Home Act. Satterfield/Fausett

#### *Consideration to Move Forward with a Public Hearing for Updated Planning Commission Terms*

Motion passed 4-0 to approve to Move Forward with a Public Hearing for Updated Planning Commission Terms. Fausett/Gaines

#### *Consideration of Board Appointments:*

- *Avita Community Partners*
  - *Angelia Brown- reappointment (July 2020 through June 2023)*

- Department of Family & Children Services
  - Tina Brady- reappointment (July 2020 through June 2025)
- Georgia Mountains Regional Commission
  - Betsy McGriff- reappointment (July 2020 through June 2021)

Motion passed 4-0 to approve the reappointment of Angelia Brown to the Avita Community Partners board for a term of July 2020 through June 2023. Nix/Satterfield

Motion passed 4-0 to approve the reappointment of Tina Brady to the Department of Family & Children Services board for a term of July 2020 through June 2025. Fausett/Gaines

Motion passed 4-0 to approve the reappointment of Betsy McGriff to the Georgia Mountains Regional Commission (GMRC) Council for a term of July 2020 through June 2021 and to alternate the GMRC appointment recommendation every two years between Dawson County and the City of Dawsonville. Gaines/Nix

Council of Accountability Court Judges / Criminal Justice Coordinating Council Adult Drug Court Discretionary Grant for Medication Assisted Treatment Programs for FY 2021

Motion passed 4-0 to approve the Council of Accountability Court Judges / Criminal Justice Coordinating Council Adult Drug Court Discretionary Grant for Medication Assisted Treatment Programs for FY 2021. Satterfield/Gaines

**PUBLIC COMMENT:**

Commissioner Fausett encouraged everyone to contact State Representative Kevin Tanner or other officials about the state’s proposal to close the Department of Family & Children Services office located in Dawson County. She said she understood budget concerns but is worried about children. She said “families are under attack” and expressed the need to “advocate for the children.”

**ADJOURNMENT:**

**EXECUTIVE SESSION:**

Motion passed 4-0 to enter into Executive Session to discuss litigation. Satterfield/Nix

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

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk