

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – THURSDAY, MARCH 21, 2024  
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 Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Emory Dooley, District 4; County Manager Joey Leverette; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County. District 3 Commissioner Alexa Bruce was not present.

**OPENING PRESENTATIONS:**

**Recognition of Citizen Arthur Smith by Emergency Services**

Dawson County Deputy Fire Marshal Roger Davis presented citizen Arthur Smith with an award in recognition of his bravery in alerting his neighbor, and ultimately likely saving the neighbor's life, during a residential fire in December 2023.

**Proclamation Recognizing the Lunar New Year**

Chairman Thurmond read aloud a Proclamation Recognizing the Lunar New Year.

Motion passed 3-0 to approve a Proclamation Recognizing the Lunar New Year. Gaines/Stowers

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

None

**APPROVAL OF MINUTES:**

Motion passed 3-0 to approve the Minutes of the Work Session held on March 7, 2024. Stowers/Dooley

Motion passed 3-0 to approve the Minutes of the Voting Session held on March 7, 2024. Gaines/Dooley

**APPROVAL OF AGENDA:**

Motion passed 3-0 to approve the agenda with the following change:

- Addition of No. 6 under New Business:
  - Juror Pay (Revised)

Dooley/Gaines

**PUBLIC COMMENT:**

None

### **CONSENT AGENDA:**

Request to Accept a Department of Behavioral Health and Developmental Disabilities Grant

Request to Accept Georgia Department of Human Services Grant

Request to Accept Georgia Family Connection Kinship Cohort Funding

A Development Agreement Between the County and Century Communities of Georgia LLC

Regarding Proposed Modifications to Zoning Change Stipulations Related to the Crosby Square

Townhome Development at Lumpkin Campground Road North and State Highway 53 (approval

will move item forward to a public hearing on April 18, 2024)

Motion passed 3-0 to approve the Consent Agenda. Gaines/Stowers

### **ALCOHOL:**

New Alcohol License (Retail Consumption on Premises of Beer, Wine and Distilled Spirits) – GK

Steakhouse Inc. dba SK Korean Steakhouse, 126 Georgia 400 North, Dawsonville, Georgia

Dawson County Alcohol Administrator Kathryn Massey presented an alcohol license application for SK Korean Steakhouse.

Motion passed 3-0 to approve a New Alcohol License (Retail Consumption on Premises of Beer, Wine and Distilled Spirits) – GK Steakhouse Inc. dba SK Korean Steakhouse, 126 Georgia 400 North, Dawsonville, Georgia. Gaines/Stowers

### **ZONING:**

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 the normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

ZA 23-08 - Chief Construction Management LLC requests to rezone 79.88 acres of TMP 054-015 from RA (Residential Agriculture) to CIR (Commercial Industrial Restricted) (Marvin Styles Road).

Planning & Development Director Sharon Farrell said the application proposes 54,000 square feet to expand airport facility uses. She said the Planning Commission recommended approval of the application with two stipulations:

1. Marvin Styles Road shall be brought up to county standards specified by Public Works; and
2. The zoning shall only allow the hangars that were submitted on the proposed site plan be developed.

Farrell added, “Certainly, nothing gets constructed without meeting all of our current codes.”

Applicant Tim Satterfield of Chief Construction Management said the approximately 54,000 square feet includes eight separate buildings totaling about 4,000 to 5,000 square feet each for airport hangars. He said, during the planning and permitting process, he would provide engineered plans and a Developments of Regional Impact, or DRI, study and present engineered plans on construction. Satterfield said, if approved, engineering and design could begin as soon as April 2024, with phase 1 development starting in 2025 and phase 2 beginning in 2026. He added that “we’re looking to bring in those high-paying jobs as far as aviation mechanics,” etc. He said there also would be an opportunity to partner with schools - potential for teaching with the “drones and

things like that.” Satterfield added, “The majority of the property surrounding this is already owned by my client.”

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:

- Kevin Herrit, Economic Development Director for the Dawson County Chamber of Commerce, Dawsonville, Georgia

The following spoke in opposition to the application:

- Evelyn Brethour, Big Canoe, Georgia
- Daniel Laubler, Dawsonville, Georgia
- Brad Fogle, Dawsonville, Georgia

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

Motion passed 3-1 to approve ZA 23-08. Dooley/Gaines- Commissioner Stowers voted against the motion, and Chairman Thurmond voted in order for the item to pass.

### **NEW BUSINESS:**

Consideration of Board Authorization to Enter into Agreement to Purchase Real Estate to Acquire Right of Way, Temporary Easement, and Driveway Easements from Shoal Creek Supply Inc., Tax Parcel No.: 081-004 (Project Parcel 6) for the Sum of \$20,400 for Dawson County P.I. # 0120048- Right of Way of Proposed State Route 136 at Shoal Creek Road

Motion passed 3-0 to approve to Enter into an Agreement to Purchase Real Estate to Acquire Right of Way, Temporary Easement, and Driveway Easements from Shoal Creek Supply Inc., Tax Parcel No.: 081-004 (Project Parcel 6) for the Sum of \$20,400 for Dawson County P.I. # 0120048- Right of Way of Proposed State Route 136 at Shoal Creek Road. Money will come from Special Purpose Local Option Sales Tax VI funds. Stowers/Gaines

Consideration of Board Authorization to Enter into Agreement to Purchase Real Estate to Acquire Driveway Easements from Connor Thomas McGrew and Donna Louise McGrew, Tax Parcel Nos.: 081-001 and 081-003 (Project Parcels 7 and 8) for the Sum of \$? for Dawson County P.I. # 0120048- Right of Way of Proposed State Route 136 at Shoal Creek Road.

Motion passed 3-0 to approve to Enter into an Agreement to Purchase Real Estate to Acquire Driveway Easements from Connor Thomas McGrew and Donna Louise McGrew, Tax Parcel Nos.: 081-001 and 081-003 (Project Parcels 7 and 8) for the Sum of \$1,000 for Dawson County P.I. # 0120048- Right of Way of Proposed State Route 136 at Shoal Creek Road. Money will come from Special Purpose Local Option Sales Tax VI funds. Gaines/Stowers

Consideration of Amendment to LMC (McCormick Solutions) / Tax Assessor Agricultural / Rural Property Appraisal Agreement

Motion passed 3-0 to approve an Amendment to a LMC (McCormick Solutions) / Tax Assessor Agricultural / Rural Property Appraisal Agreement; \$46,054 will come from General Fund's fund balance. Stowers/Dooley

Consideration of RFP #431-23 - Dawson County Outdoor LED Lighting Conversion Project

Motion was made by Commissioner Dooley and seconded by Commissioner Stowers to approve RFP #431-23 – Dawson County Outdoor LED Lighting Conversion Project; to accept bids received, approve a contract to Musco Lighting and to utilize Impact Fee funds for the project.

Motion was amended by Commissioner Dooley and seconded by Commissioner Stowers to include a 10 percent, or \$20,000, contingency for the project.

The amended motion passed 3-0.

The original motion passed 3-0.

Consideration of Ascension Program Management Contract Approval for Emergency 9-1-1 / Emergency Operations Center Construction Project

Motion passed 3-0 to approve a contract with Ascension Program Management for an Emergency 9-1-1 / Emergency Operations Center Construction Project. The price shall not exceed \$64,800, and money will come from Special Purpose Local Option Sales Tax VII funds. Gaines/Stowers

Juror Pay (Revised)

Motion passed 4-0 to approve an increase in traverse (trial) juror pay from \$30 to \$50 per day; funds will come from the Courts' American Rescue Plan Act, or ARPA, funds for the remainder of 2024. Gaines/Dooley

**PUBLIC COMMENT:**

Michael Hamang, Dawsonville, Georgia, said he has a concern about “zoning, and I know you’ll be approaching, or addressing, zoning of commercial vehicles on residentially zoned properties.” He said, “The Marshal’s report fails to address some of my concerns that I’ve put forth with the Marshal. What initially got me to bring a concern is I had witnessed on New Bethel Church Road a school bus stopped at Bethel Court, which is where they pick up the children for school. My property faces that, and I have a clear view...of that area. I witnessed [a] hauling company that is not zoned commercial [but operates] on a residentially zoned property come by the school bus hauling an industrial trailer with heavy-duty grading equipment on it...and I heard a loud bang as the truck, and I don’t know if the school bus had it signals up or not, but I witnessed that and thought that it was a collision.” Hamang added, “In my mind, the safety of our children is more important than any other aspect of what goes on in the county.” He said he reported the encounter to the school system and said it verified the encounter. “The road itself is a residential road, and Public Works has said that those trucks are allowed on that road. That’s not strictly true because commercial roads have more specifications than residential roads,” said Hamang, adding that “this has been going on for over a year.” He said, “I reported this accident back in February 2023. And there are no lines on this road. There’s not a center line. There are no boundary lines on this road, and there continues to be a very dangerous situation for our children on the school buses.”

**ADJOURNMENT:**

**EXECUTIVE SESSION:**

Motion passed 3-0 to enter into Executive Session to discuss litigation. Gaines/Stowers

Motion passed 3-0 to come out of Executive Session. Dooley/Gaines

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk