

**DAWSON COUNTY BOARD OF COMMISSIONERS**  
**VOTING SESSION MINUTES – JUNE 21, 2018**  
**DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM**  
**25 JUSTICE WAY, DAWSONVILLE**  
**6:00PM**

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**ROLL CALL:** Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Hamby, District 3; Commissioner Nix, District 4; County Manager Headley; County Attorney Frey; County Clerk Cloud; and interested citizens of Dawson County.

**OPENING PRESENTATION:**

Development Authority of Dawson County (DADC) Update- Brian Trapnell, DADC Chairman

**INVOCATION:** Chairman Thurmond

**PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

None

**APPROVAL OF MINUTES:**

Motion passed unanimously to approve the minutes from the Voting Session held on May 17, 2018. Gaines/Hamby

**APPROVAL OF AGENDA:**

Motion passed unanimously to approve the agenda as presented. Nix/Fausett

**PUBLIC COMMENT:**

None

**ZONING:**

*ZA 18-02 – Brian Ferris on behalf of Chestatee Development Corporation has made a request to amend the Chestatee Development Master Plan. The subject property is zoned RPC (Residential Planned Community) and the request is to reconfigure Unit 11, aka “Linkside,” of Chestatee Development to allow for a change in lot layout, density and design. The properties are located on TMP 118-008-106 through 118-008-120, 118-008-122 through 118-008-137, 118-008-139, and 118-008-141 through 118-008-151.*

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

Planning & Development Director Jason Streetman said the applicant wishes to re-subdivide and reconfigure Chestatee’s Linkside section in order to add additional lots to Linkside by reducing lots from a future proposed section known as Creekside; this would be on a lot-by-lot basis, meaning “if 11 lots were added to Linkside they would be taken from the future Creekside

section,” according to Streetman. As originally platted, Linkside contains 46 lots, but the current number of lots is 44. Streetman said this is comprised of 11 lots that have been reduced to nine due to two sets of adjacent lots that have been combined under private ownership. The remaining 35 lots are owned by Chestatee Development Corporation and those are the lots that the applicant wishes to further subdivide, utilizing the existing road within the Linkside section, and create new lots for a total of 46. Streetman said that, by taking the proposed new total of 46 and adding the existing nine lots that are under private ownership, the new lot count would be 55. Streetman said the Planning Commission denied approval of the application at its May 15, 2018, meeting.

Attorney Ethan Underwood of Miles Hansford & Tallant in Cumming, Georgia, representing applicant Brian Ferris and Chestatee Development Corporation, said the request is to amend the development’s master plan. He said there is little difference between the master plan and the proposed amendment. Underwood said a modification to move 11 lots from one portion of Chestatee to the Linkside section is being proposed. Underwood said the covenants affecting Chestatee provide that no lot can be subdivided unless approved by the ARC (Architectural Review Committee), but the declarant (Chestatee Development Corporation and Brian Ferris) reserves the right to re-plat any of the lots owned by the declarant, and those lots are the only ones to which the proposed amendment applies. He said the request is a development issue and one that was addressed in the covenants when residents purchased their lots. He said the Board of Commissioners is being asked to veto the right that was reserved in the covenants as part of an ongoing, large-scale development. He said the applicant is asking the Board of Commissioners to help “reserve the rights of the landowner.” Underwood said narrower lots, going from 100-foot wide lots to minimum 70-foot wide lots, would allow for high-end homes, expected to be priced at approximately \$375,000 to \$400,000, with less for homeowners to maintain. Narrower lots would not modify the development’s architectural standards, he said. Underwood said Dawson County’s Planning & Development staff recommended the Planning Commission approve the application.

Applicant Brian Ferris said the ARC consists of himself. He said he has “approved every single elevation” in Chestatee since the beginning and is following all the original guidelines, with the exception of a change in roof materials.

Chairman Thurmond asked if there was anyone wishing to speak either for or against the application.

None spoke in favor of the application.

The following spoke against the application:

- Peter Furman- Dawsonville, GA
- Dave Polak- Dawsonville, GA
- Byron Hock- Dawsonville, GA
- Michelle Pyne- Dawsonville, GA

Chairman Thurmond asked if there was anyone else present who wished to speak on ZA 18-02 and, hearing none, closed the hearing.

Motion passed unanimously to table ZA 18-02 until the next Board of Commissioners Voting Session, scheduled for Tuesday, July 3, 2018.

Gaines/Hamby

**NEW BUSINESS:**

Consideration of FY 2017 Financial Audit Results

Motion passed unanimously to approve the FY 2017 Financial Audit Results. Nix/Gaines

Ratification of Georgia Trauma Commission Grant Application

Motion passed unanimously to ratify the Georgia Trauma Commission Grant Application.  
Hamby/Fausett

Consideration of Disposal of Detention Center Climate Control Units

Motion passed unanimously to approve the Disposal of Detention Center Climate Control Units by selling the items for scrap price at 400 Waste. Fausett/Gaines

GovDeals Surplus Sale 2018 Update

Presented at the June 14, 2018, Work Session for informational purposes only.

Consideration of RFP #310-18 - Design-Build Services for Fleet/Public Works Complex Award Recommendation

Motion passed unanimously to accept the proposals submitted for RFP #310-18 - Design-Build Services for Fleet/Public Works Complex and to award a contract to Charles Black Construction Company, not to exceed the amount of \$2,644,127, upon the justified increase of the county's stated cost limitations to complete the scope of services within the RFP. Hamby/Nix

Consideration of Special Event Business License Application - Carol Stream Amusements Inc. Carnival

Motion passed 3-1 to approve the Special Event Business License Application - Carol Stream Amusements Inc. Carnival. Gaines/Hamby/Commissioner Nix opposed the motion

Consideration of Site Plan of Megel Used Car Lot as Required by Zoning Stipulation

Motion passed unanimously to approve the Site Plan of Megel Used Car Lot as Required by Zoning Stipulation. Hamby/Gaines

Consideration of Proposed 2018 Land Use District Map

Motion passed unanimously to approve the Proposed 2018 Land Use District Map. Nix/Fausett

Consideration of Board Appointment:

- Department of Family and Children Services
  - Joey Bearden- reappointment (Term: July 2018 through June 2023)

Motion passed unanimously to approve the reappointment of Joey Bearden to the Department of Family and Children Services Board with a term of July 2018 through June 2023. Fausett/Hamby

Consideration to Reschedule July 5, 2018, Voting Session

Motion passed unanimously to reschedule the July 5, 2018, Voting Session to July 3, 2018.  
Nix/Fausett

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk