

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – APRIL 15, 2021  
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 Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County. District 2 Commissioner Chris Gaines was not present.

**INVOCATION:** Chairman Thurmond

**PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

Chairman Thurmond announced that the next Board of Commissioners meeting would be held on May 6, 2021.

**APPROVAL OF MINUTES:**

Motion passed 3-0 to approve the Minutes of the Work Session held on April 1, 2021. Fausett/Satterfield

Motion passed 3-0 to approve the Minutes of the Voting Session held on April 1, 2021. Satterfield/Dooley

**APPROVAL OF AGENDA:**

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

- Addition of item ii. below No. 4 Board Appointments under New Business:
  - David Yenerall- replacing Allen Ferg (Terms: April 2021 through June 2021 and July 2021 through June 2025)
- Addition of No. 5 under New Business:
  - Request to Accept FY 2021 Georgia Trauma Commission EMS Trauma Related Equipment Grant

Fausett/Dooley

**PUBLIC COMMENT:**

None

**PUBLIC HEARING:**

Broadband Ready Community Ordinance (1<sup>st</sup> of 2 hearings; 2<sup>nd</sup> hearing will be held at the May 6, 2021, Voting Session)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the Broadband Ready Community Ordinance and, hearing none, closed the hearing.

## **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 21-04 - Kyle Woody requests to rezone 1.5 acres of TMP 097-009 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the parcel per RSR guidelines of the parent parcel and building a primary residence.

Planning & Development Director Jameson Kinley said the property is located on Woodbrook Farm Road, directly across the road from Dawson County Middle School on Highway 9 South. He said the applicant wishes to rezone a portion of the 167-acre tract to subdivide out 1.5 acres to build a primary residence for him and his family. The area is designated as Mixed Use Village, according to the county's comprehensive plan. "Rezoning this to RSR would be a much less intensive use," said Kinley. "Surrounding properties in the area also include RSR and RSRMM..." Kinley said the Planning Commission recommended approval of the application.

Applicant Kyle Woody, Dawsonville, Georgia, said he and his family bought a farm about three years ago and it is "zoned RSR on the left side of the driveway and RA on the right side." He said, due to the county's zoning regulations, he must have 1.5 acres in RSR to build a primary residence.

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 3-0 to approve ZA 21-04. Dooley/Satterfield

ZA 21-05 - Corey Guthrie requests to rezone 6 acres of TMP 053-015 from RA (Residential Agriculture) to RRE (Residential Rural Estate) for the purpose of subdividing the parcel per RRE guidelines.

Planning & Development Director Jameson Kinley said, "Currently this is a 184-acre tract located off of Sweetwater Juno Road and has two primary residences." Kinley said both homes are near the road and close together. Kinley said the applicant purchased the property earlier this year with the intent to build his forever home. The applicant does not have a need for the two existing homes, according to Kinley, and has someone interested in purchasing the homes. However, "due to financial reasons, these homes must be separated on different parcels," said Kinley, adding that the Planning Commission recommend approval of the application.

Applicant Corey Guthrie, Dawsonville, Georgia, said, "I was fortunate enough to acquire a piece of property that I consider a dream property. My family and I have fallen in love with it. It did come with two houses on this farm tract. It's been in the community for a long time ... The two houses up until this last month were rented out. They let them go a little bit. The person who's looking to acquire the two houses is getting a mortgage." Guthrie added, "...His lender won't give a mortgage with a property that has two houses on it, especially if one of the houses is going to be rented out, for whatever reason. Guthrie said he wishes to rezone "two 3-acre tracts to RRE to allow them to be 3 acres so that the buyer can purchase the two houses. He will live in the red house. He will continue to rent out the gray house. And the rest of the property we'll keep

in RA. It will be subdivided into three overall tracts but it will stay in RA; it will always stay that way,” as Gutherie said he looks to put it in conservation.

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 3-0 to approve ZA 21-05. Fausett/Satterfield

ZA 21-06 - Larry Bishop requests to rezone TMP 104-022 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the parcel per RSR guidelines.

Planning & Development Director Jameson Kinley said the applicant and his brother are in the process of closing out their mother’s estate and, to do so, they need to subdivide this parcel in accordance with her last wishes. Kinley said there are two residences on the parcel and no new residences will be added. “This request also falls in line with our comprehensive plan for this area,” said Kinley, adding that the Planning Commission recommend approval of the application.

Katie Moore, Dawsonville, Georgia, representing the applicant, said she is Larry Bishop’s eldest daughter. She said the property is just more than 2 acres. “It’s all in my grandmother’s name right now,” said Moore. “When she passed away, she wanted pretty much half of it to go to my dad and half of it to go to my uncle. I’m going to purchase the property from my uncle, but in order to do that we have to get it separated into my dad’s name and then my uncle’s name because I can’t purchase it the way that it is right now.”

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 3-0 to approve ZA 21-06. Satterfield/Dooley

**NEW BUSINESS:**

Consideration of Paramedic Pay Adjustment and Educational Incentive

Motion passed 3-0 to approve to add \$20,000 to the EMS budget to be used to assist EMTs seeking to become paramedics who have a two-year employee contract in place with Dawson County Emergency Services. Funding will come from the general fund’s fund balance. Satterfield/Dooley

Motion passed 3-0 to approve a 15 percent across-the-board pay increase for paramedics; a \$2 per hour stipend for those paramedics who ride a med unit; and to give the county manager the authority to pay for experience within the pay scale the county establishes. Funding will come from the general fund’s fund balance. Fausett/Dooley

Consideration of Ambulance Purchase Request

Motion passed 3-0 to approve to move forward with issuance of two purchase orders for two ambulances to be funded with impact fees. Satterfield/Fausett

Consideration of Intergovernmental Agreement Between City of Dawsonville and Dawson County Concerning Trail Infrastructure for Pedestrian Access Between Main Street Park and Library

Motion passed 3-0 to table an Intergovernmental Agreement Between City of Dawsonville and Dawson County Concerning Trail Infrastructure for Pedestrian Access Between Main Street Park and Library. Fausett/Dooley

Consideration of Board Appointment:

- Library Board
  - Don Cargill- reappointment (Term: April 2021 through June 2024)
  - David Yenerall- replacing Allen Ferg (Terms: April 2021 through June 2021 and July 2021 through June 2025)

Motion passed 3-0 to approve the reappointment of Don Cargill to the Library Board for a term of April 2021 through June 2024. Fausett/Satterfield

Motion passed 3-0 to approve the appointment of David Yenerall to the Library Board for terms of April 2021 through June 2021 and July 2021 through June 2025. Satterfield/Fausett

Consideration of Request to Accept FY 2021 Georgia Trauma Commission EMS Trauma Related Equipment Grant

Motion passed 3-0 to approve a Request to Accept a FY 2021 Georgia Trauma Commission EMS Trauma Related Equipment Grant. Satterfield/Dooley

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

**EXECUTIVE SESSION:**

Motion passed 3-0 to enter into Executive Session to discuss litigation and land acquisition. Satterfield/Fausett

Motion passed 3-0 to come out of Executive Session. Satterfield/Fausett

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk