

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – MARCH 18, 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 Manager David Headley; County Attorney Patrick Dodson; County Clerk Kristen Cloud; and interested citizens of Dawson County.

OPENING PRESENTATION:

Recognition of Rotary Club's Employees of the Year- County Manager David Headley and Rotary Club President Sharon Hall

Chairman Thurmond announced that this item was canceled.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on March 4, 2021. Fausett/Dooley

Motion passed 4-0 to approve the Minutes of the Voting Session held on March 4, 2021. Satterfield/Gaines

APPROVAL OF AGENDA:

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

- Addition of Nos. 5 and 6 under New Business:
 - FY 2022 Council of Accountability Court Judges / Criminal Justice Coordinating Council Enhancement Grant for Dawson County Treatment Court
 - FY 2022 Council of Accountability Court Judges / Criminal Justice Coordinating Council Enhancement Grant for Dawson County Family Treatment Court

Fausett/Gaines

PUBLIC COMMENT:

None

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.

SU 21-01 - Candie Parkey requests a special use of TMP 067-005 for the purpose of placing a second mobile home on 5 acres in a RA (Residential Agriculture) zoning.

Planning & Development Director Jameson Kinley said the property is located on Juno Road. He said the applicant seeks to place a second mobile home on the property. Kinley said the Planning Commission recommended approval of the application.

Applicant Candie Parkey said her elderly mother resides in a mobile home on the property and she would like to move another mobile home on the property in order to better assist her mother.

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 SU 21-01. Dooley/Satterfield

ZA 21-01 - Lucas Ray requests to rezone TMP 104-032 from RA (Residential Agriculture) to RSRMM (Residential Sub-Rural Manufactured Moved) for the purpose of subdividing the parcel per RSRMM guidelines.

Planning & Development Director Jameson Kinley said the property is located on Etowah River Road. The applicant seeks to rezone in order to subdivide his property and “move a mobile home in for his son,” said Kinley. Kinley added, “It is not in conformance with the Future Land Use map - it’s really on the line between RSR and RA, right there at the Etowah River – but at the same time it would be in conformance with the surrounding area as far as being RSR and Manufactured Move.” Kinley said the Planning Commission recommended approval of the application.

Applicant Lucas Ray said he wishes to rezone the property so he can give his son an acre of land on which his son can move a mobile home. He said the mobile home would sit off the highway about 250 to 300 feet.

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 21-01. Fausett/Gaines

ZA 21-02 - Alex Myers requests to rezone TMP 113-093-001 from RA (Residential Agriculture) to CIR (Commercial Industrial Restricted) for the purpose of relocating an existing transfer station and constructing a new facility.

Concerning ZA 21-02, Commissioner Dooley recused himself from discussion and abstained from any vote due to his family owning the property and because he works for the family business located on the property.

Planning & Development Director Jameson Kinley said Alex Myers on behalf of 400 Waste & Scrap seeks to rezone the property, which is approximately 7.4 acres, located at the end of Easy Street and is a “continuation of this already-existing industrial park.” He said, “We have this...designated in our Future Land Use map as Commercial Industrial Restricted.” Kinley said 400 Waste & Scrap plans to move a portion of its existing transfer station from its current location. Kinley said a DRI study was completed and returned with “no potential adverse

interjurisdictional issues with this relocation.” Kinley said the Planning Commission recommended approval of the application.

Attorney Alex Myers, Dawsonville, Georgia, representing 400 Waste & Scrap, said the parcel is about 15 acres and his client wishes to rezone about half of that total parcel; the remainder “will remain RA as it is currently.” Myers added, “The only properties that surround the actual zoning-subject property are all current business and current family members related to the business. Two churches in the area are the only “real non-industrial uses that surround the particular property, other than family-owned houses...” said Myers. He said 400 Waste & Scrap’s current transfer station facility is approximately 10,000 square feet, and a new proposed facility “will double that to 20,000 square feet.” Myers said, “The biggest thing with this project is we’re just looking to divide the two worlds a little bit – the scrap world and the waste world – make it a little bit easier to use for everybody” since the scrap metal recycling operation will remain at the current location.

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 21-02. Gaines/Fausett

ZA 21-03 - Jim King requests to rezone TMP 096-036 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the parcel per RSR standards.

Planning & Development Director Jameson Kinley said the property is located on the corner of Hugh Stowers and Thompson roads. The applicant, he said, wishes to subdivide the parcel into five tracts. Kinley said the Planning Commission recommended approval of the application with an additional stipulation to conduct a hydrology study. The Planning & Development department, however, later determined that, while a “hydrology study could possibly help, what would be more efficient would be to require each individual site to have a soil and erosion plan,” according to Kinley. He added that RSR is “an appropriate [zoning] for our Future Land Use map.”

Applicant Kevin Plemmons, Dawsonville, Georgia, said the five lots on approximately 8 acres will be a minimum of 125 feet wide. He said he is in “total agreement” with the Planning department concerning individual soil and erosion control plans. “These houses here will be built out of Hardie siding and brick and stone accents,” said Plemmons. “I feel like the price range here is going to be in the [\$500,000 and \$600,000 range]. It could go higher if lumber and materials keep going up.” He said there is not a definitive start date for construction. “I selfishly have kept the big lot for me and my wife,” added Plemmons. “We’re going to build our personal home there.” He said there will “at some point be four other houses there” on the remaining four lots. “Our main purpose of doing this is to create a place for us to live and eventually four other families,” added Plemmons.

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:

- Karen Smith, 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 4-0 to approve ZA 21-03 with the following stipulation:

- Each of property's five lots is required to have a soil and erosion control plan at the time of building permit submittal.

Satterfield/Dooley

NEW BUSINESS:

Consideration to Move Forward with Public Hearings for a Broadband Ready Community Ordinance

Motion passed 4-0 to approve to Move Forward with Public Hearings for a Broadband Ready Community Ordinance. Gaines/Dooley

Consideration to Move Forward with Public Hearings for an Alcohol Ordinance Update

Motion passed 4-0 to approve to Move Forward with Public Hearings for an Alcohol Ordinance Update. Fausett/Dooley

Consideration of a Drug and Alcohol Program Manager Policy Update

Motion passed 4-0 to approve a Drug and Alcohol Program Manager Policy Update. Satterfield/Gaines

Ratification of Fire Station 2 Sewer Emergency Purchase Repair and Budget

Motion passed 4-0 to ratify a Fire Station 2 Sewer Emergency Purchase Repair and Budget – with a budget not to exceed \$141,000, funding which will come from General Fund's fund balance. Satterfield/Dooley

Consideration of FY 2022 Council of Accountability Court Judges / Criminal Justice Coordinating Council Enhancement Grant for Dawson County Treatment Court

Motion passed 4-0 to approve to apply for a FY 2022 Council of Accountability Court Judges / Criminal Justice Coordinating Council Enhancement Grant for Dawson County Treatment Court. Fausett/Gaines

Consideration of FY 2022 Council of Accountability Court Judges / Criminal Justice Coordinating Council Enhancement Grant for Dawson County Family Treatment Court

Motion passed 4-0 to approve to apply for a FY 2022 Council of Accountability Court Judges / Criminal Justice Coordinating Council Enhancement Grant for Dawson County Family Treatment Court. Dooley/Gaines

PUBLIC COMMENT:

None

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss litigation and real estate.
Fausett/Gaines

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

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk