

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, MARCH 16, 2023
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 Commissioner Seth Stowers, District 1; Commissioner Chris Gaines (Vice Chairman), District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; Interim County Manager Vickie Neikirk; County Attorney Jeffrey Strickland; County Clerk Kristen Cloud; and interested citizens of Dawson County. Chairman Billy Thurmond was not present.

INVOCATION AND PLEDGE OF ALLEGIANCE: Vice Chairman Gaines

ANNOUNCEMENTS:

Vice Chairman Gaines announced that the next Board of Commissioners meeting would be held on April 6, 2023.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on March 2, 2023.
Stowers/Bruce

Motion passed 4-0 to approve the Minutes of the Voting Session held on March 2, 2023.
Dooley/Stowers

APPROVAL OF AGENDA:

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

- Addition of item Nos. 2 and 3 under New Business:
 - Application for Parade and Assembly – 2023 4-H Rabies Clinic
 - Request to Approve Additional Staff to Create a Pool of Employees for Meals on Wheels Delivery

Stowers/Dooley

PUBLIC COMMENT:

None

ZONINGS:

Vice Chairman Gaines 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 22-25 - Perry Betterton requests to rezone TMP 104-058 from RA (Residential Agriculture) to CHB (Commercial Highway Business) for the purpose of opening a retail trailer sales business.

VR 22-27 - Perry Betterton requests to vary from the Dawson County Land Use Resolution Article IV, Section 400.C.2.d light pole height. (Tabled from the December 15, 2022, Voting Session, at which time a public hearing was held)

Motion passed 4-0 to deny ZA 22-25 and VR 22-27. Stowers/Bruce

SU 22-03 - Karen Mason requests a Special Use to place a manufactured home on less than 5 acres in a RA (Residential Agriculture)-zoned parcel, TMP 056-053 (Summerour Vale Drive).

Planning & Development Sharon Farrell said the Planning Commission recommended approval of the application and that no one spoke in opposition during the Planning Commission's public hearing. Farrell said, "It's kind of an odd-shaped property, but it is just a little hair under 2 acres..."

Applicant Karen Mason said, "I'm here today because I'm trying to establish a home for myself on the west side of Dawson County. It's a new double-wide mobile home that I'm in the process of purchasing right now, but I have to get y'all's permission because the land is zoned for 5 but I have 1.9 [acres]."

Vice Chairman Gaines 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:

- Mattie Summerour, Conley, Georgia

None spoke in opposition to the application.

Vice Chairman Gaines 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 SU 22-03. Dooley/Bruce

ZA 22-29 - Miles, Hansford & Tallant LLC requests to rezone TMP L15-116-004 from RA (Residential Agriculture) to RAC (Residential Agriculture Corrective).

VR 22-29 - Miles, Hansford & Tallant LLC requests to vary from the Dawson County Land Use Resolution Article III Section 121-76 Table 3.2 minimum lot width requirement, TMP L15-116-004 (Dogwood Lane).

Planning & Development Director Sharon Farrell said, "This is a 2-acre parcel. The Planning Commission did recommend approval; they also recommended approval of the variance request. This is one of, I believe, over 52 or 55 parcels that have been recognized as lots of record, but they'll get the RAC designation so [basically they can get] all those rights afforded those properties that are 5 acres in size. They did have to come forward to get this designation and the variances because where the home would be located is just not wide enough."

Attorney Bryceson Mercer of Miles, Hansford & Tallant LLC, representing the applicant, displayed a PowerPoint presentation. He said the rezoning request is to bring the property into "compliance and we are requesting a variance to reduce the minimum lot width requirement from

175 feet to 107 feet.” Mercer added, “We believe there’s plenty of lot width there to construct a single-family dwelling, which is the intent with this property here.”

Vice Chairman Gaines 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 22-29 and VR 22-29. Stowers/Dooley

ZA 22-30 - Sharon Jennings requests to rezone TMP 085-092-002 from RSR (Residential Sub-Rural) to RSRMM (Residential Sub-Rural Manufactured/Moved) for the purpose of placing a manufactured home on the parcel (Highway 9 South).

Planning & Development Director Sharon Farrell said the property is under 2 acres and part of a minor plat “approved a few years ago.” She said, “In order to have the mobile home placed on site we need to rezone to RSRMM.” Farrell said the Planning Commission recommended approval of the application.

Applicant Sharon Jennings said, “We would just like to have 1.5 acres rezoned to put a new manufactured home there. It will be a new home with permanent foundation.”

Vice Chairman Gaines 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 22-30. Dooley/Stowers

UNFINISHED BUSINESS:

Amendments to the Land Use Resolution (Tabled from the March 2, 2023, Voting Session)

Commissioner Bruce made a motion to approve Amendments to the Land Use Resolution with changes discussed, but motion died for lack of a second.

Motion passed 4-0 to table Amendments to the Land Use Resolution until April 6, 2023. Dooley/Stowers

NEW BUSINESS:

Consideration of Request for Two Additional Full-Time Parks & Recreation Employees

Motion was made by Commissioner Gaines and seconded by Commissioner Bruce to approve a Request for Two Additional Full-Time Parks & Recreation Employees.

Motion was amended by Commissioner Gaines and seconded by Commissioner Bruce to approve a Request for Two Additional Full-Time Parks & Recreation Employees in an amount not to exceed \$113,812; funds will come from General Fund’s fund balance. The amended motion passed 4-0.

Consideration of Application for Parade and Assembly – 2023 4-H Rabies Clinic

Motion passed 4-0 to approve an Application for Parade and Assembly – 2023 4-H Rabies Clinic. Stowers/Dooley

Consideration of Request to Approve Additional Staff to Create a Pool of Employees for Meals on Wheels Delivery

Motion passed 4-0 to approve a Request to Approve Additional Staff to Create a Pool of Employees for Meals on Wheels Delivery (with no impact to the budget). Dooley/Stowers

PUBLIC COMMENT:

None

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss personnel and real estate. Dooley/Stowers

Motion passed 4-0 to come out of Executive Session. Bruce/Stowers

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk