

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – JUNE 2, 2022  
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 Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2 (via teleconference); Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Jeffrey Strickland; County Clerk Kristen Cloud; and interested citizens of Dawson County. Chairman Billy Thurmond was not present.

**INVOCATION:** Vice Chairman Dooley

**PLEDGE OF ALLEGIANCE:** Vice Chairman Dooley

**ANNOUNCEMENTS:**  
None

**APPROVAL OF MINUTES:**

Motion passed 4-0 to approve the Minutes of the Work Session held on May 19, 2022. Satterfield/Fausett

Motion passed 4-0 to approve the Minutes of the Voting Session held on May 19, 2022. Fausett/Satterfield

**APPROVAL OF AGENDA:**

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

- Additions of Nos. 4-6 under New Business:
  - Single Bathroom for Rock Creek Park-Splash Pad Pavilion
  - FY 2022 Legacy Link Contract Addendum No. 2
  - Intergovernmental Agreement Between the City of Dawsonville and Dawson County Concerning the Distribution of Local Option Sales Tax (LOST) and a Resolution Approving a LOST Agreement with the City of Dawsonville

Gaines/Fausett

**PUBLIC COMMENT:**  
None

**ALCOHOL LICENSE:**

*New Alcohol License (Retail Package Sale of Beer and Wine) - Omsai Silver City Inc. d/b/a Silver City Chevron*

Motion passed 4-0 to approve a New Alcohol License (*Retail Package Sale of Beer and Wine*) - Omsai Silver City Inc. d/b/a Silver City Chevron. Satterfield/Gaines

## **ZONING:**

Vice Chairman Dooley 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 22-13 - Dawson County requests to rezone TMP L13-081 and 114-033 from CHB (Commercial Highway Business) and RA (Residential Agriculture) to RMF (Residential Multi-Family) and RS3 (Residential Suburban 3) for the purpose of developing 55 units of multi-family and 84 units of single-family residential.

Planning & Development Director Sharon Farrell said the 59-acre property currently is zoned Residential Agriculture. “It is located within the Future Land Use designation of Planned Residential Community, which calls for a basic mixed use of residential,” she said. Farrell said the proposal looks to rezone 16 acres to Residential Multi-Family for a townhouse product and to rezone 43 acres “east of the creek” to Residential Suburban 3, “for a total project of 2.33 units per acre.” Farrell read aloud proposed stipulations.

Attorney Joshua Scoggins of Miles, Hansford & Tallant, Cumming, Georgia, representing the owner of the property, Dawson Forest Holdings, presented a PowerPoint presentation. He said the application is “a product of a proposed litigation settlement that we hope, if approved, will resolve over 4 years of litigation between the property owner and the county.” Scoggins added, “We’re asking for a split rezoning of this tract from, basically, RA to a townhome zoning up on 53 and, as you transition back toward the back, to RS3 for a conservation subdivision.” He said the proposal calls for 55 townhome lots to the east of the creek and 84 single-family detached lots to the west of the creek. Scoggins said the proposal reduces the total number of units by 38 from the original request and puts 23 acres of open space in the conservation subdivision.

Vice Chairman Dooley 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:

- Tony Passarello, Dawsonville, Georgia
- Ryan Leach, Dawsonville, Georgia
- Bill Flynn, Dawsonville, Georgia
- Rhonda Evans, Dawsonville, Georgia
- Jim Hambright, Dawsonville, Georgia

Vice Chairman Dooley 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 22-13 with the following stipulations:

1. There shall be a maximum of 139 total lots;
2. There shall be a minimum of 23 acres of open space;

3. The property shall be developed in substantial compliance with the concept plan attached as “Exhibit A”;
4. Construction on site will be creatively arranged so as the total average gross density does not exceed 2.3 units per acre;
5. Owner shall dedicate a 15-foot right of way along Elliott Road;
6. A 50-foot buffer along Elliott Road shall be graded and replanted to include a 6-foot berm along Elliott Road;
7. A single emergency access shall be required along Elliott Road, which shall be gated, grassed, load bearing, and approved for emergency vehicles;
8. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks of state waters as measured from the top of the bank except for perpendicular road and utility crossings as shown on Exhibit A;
9. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, wherein all impervious cover shall be prohibited, except for stormwater management facilities;
10. A 50-foot undisturbed buffer shall be maintained along the northern boundary;
11. A 25-foot graded and replanted buffer shall be maintained along the northern and eastern boundary of the “Dollar General” parcel, Parcel L13-081-001;
12. A 50-foot graded and replanted buffer shall be maintained along the subject property’s western boundary with the Foley Family parcel, Parcel 114-033-002;
13. A common mailbox area shall be provided and must include a roofed area to provide shelter to patrons from the elements and provide a fixed trashcan or recycling bin within the covered area;
14. Townhomes shall have a minimum heated (conditioned) area of 1,000 square feet;
15. The plans are subject to review by the Georgia Department of Transportation (SR53-ROW);
16. The plans are subject to review by the Georgia Mountains Regional Commission (DRI threshold); and
17. Single-family attached wall finishes shall, at a minimum, be constructed with accents of brick or stone on front facades and the balance of the homes may be the same or fiber cement siding.

Gaines/Satterfield

**NEW BUSINESS:**

Consideration to Move Forward to a Public Hearing for an Ambulance Billing Policy Update

Motion passed 4-0 to approve to Move Forward to a Public Hearing for an Ambulance Billing Policy Update. Satterfield/Fausett

Consideration of Board Appointments:

- **Department of Family and Children Services**
  - Randy Harkness- replacing Jennifer Wright (Term: June 2022 through March 2025)
- **Georgia Mountains Regional Commission (Private Sector Appointee)**
  - Kevin Herrit- appointment (Term: July 2022 through June 2023)

- Long Range Planning Committee
  - Jim Braley- replacing Dick Scharf

Motion passed 4-0 to approve the appointment of Randy Harkness to the Department of Family and Children Services for a term of June 2022 through March 2025, Kevin Herrit as a private sector appointee to the Georgia Mountains Regional Commission for a term of July 2022 through June 2023, and Jim Braley to the Long Range Planning Committee. Fausett/Satterfield

Consideration of Annexation C2200170

This item was for information only; no action necessary.

Consideration of Single Bathroom for Rock Creek Park-Splash Pad Pavilion

Motion passed 4-0 to approve for the Rotary Club of Dawson County to construct a Single Bathroom for the Rock Creek Park-Splash Pad Pavilion at no cost to the county and to waive any local permitting fees. Satterfield/Fausett

Consideration of FY 2022 Legacy Link Contract Addendum No. 2

Motion passed 4-0 to approve a FY 2022 Legacy Link Contract Addendum No. 2. Fausett/Gaines

Consideration of an Intergovernmental Agreement Between the City of Dawsonville and Dawson County Concerning the Distribution of Local Option Sales Tax (LOST) and a Resolution Approving a LOST Agreement with the City of Dawsonville

Motion passed 4-0 to approve an Intergovernmental Agreement Between the City of Dawsonville and Dawson County Concerning the Distribution of Local Option Sales Tax (LOST) and a Resolution Approving a LOST Agreement with the City of Dawsonville – with LOST proceeds being distributed as follows: 86.12 percent to Dawson County and 13.88 percent to the City of Dawsonville; and for the City of Dawsonville to pay Dawson County on or before December 31, 2022, \$400,000 for the purposes of the county’s purchase of an ambulance and the equipping of same. Satterfield/Fausett

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk