

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – MAY 17, 2018
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE
6:00PM**

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:

Ninth District Opportunity (NDO) Overview- Sharon Fox, Dawson County Community Resources Coordinator for NDO

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Chairman Thurmond announced that there would be no Board of Commissioners Work Session on May 22, 2018, due to lack of business, no meeting on May 31, 2018, due to it being the fifth Thursday of the month and no Voting Session on June 7, 2018, due to lack of business. He said the next Board of Commissioners meeting would be a Work Session on June 14, 2018, but a meeting would be called should any business need to be addressed before that time.

Chairman Thurmond announced that Dawson County Family Connection's annual Celebrity Waiter Breakfast would be held June 1, 2018, at LongHorn Steakhouse in Dawsonville.

APPROVAL OF MINUTES:

Motion passed unanimously to approve the minutes from the Voting Session held on May 3, 2018. Fausett/Hamby

APPROVAL OF AGENDA:

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

PUBLIC COMMENT:

None

ZONING:

ZA 18-01 - R. Sidney Ransom Jr./ALA Riley Place LLC has made a request to amend an existing 4.869± acres of the original 26.1± acres zoned CPCD (Commercial Planned Comprehensive Development) to allow for an amenities facility and 28 additional townhomes. The property is located on TMP 106-055-001.

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 that Riley Place was approved in 1999 with a condition that 4.89 acres in the southwest corner be reserved for light commercial. Streetman said the applicant has requested to amend the development's master plan and do away with the commercial requirement in order to construct amenities, such as a clubhouse and pool, as well as an additional 28 townhomes. He said the Planning Commission recommended approval of the application with the following stipulations:

1. The project shall be developed to the standards set forth in the applicant/owner-provided letter of intent and modified master designed site plan to include a maximum of 200 townhouses comprised of the existing 172 platted and 28 proposed.
2. The size in square footage and physical appearance of both the proposed clubhouse and townhouses shall be constructed as generally depicted in the applicant/owner-provided exterior elevation drawings.
3. All applicable stipulations from the original ZA 99-37 Tri-Vista zoning shall apply.
4. Any deviation of intent or plans as set forth in this amendment shall be subject to review by the director of Planning & Development to include approval, denial or requiring further amendment of the CPCD zoning.
5. All stipulations of zoning shall be made a part of any plats, plans or permits associated with this development.

Civil engineer Corey Guthrie, representing the applicant, said Riley Place was a development that many people moved to but one that was not "really quite completed" due to factors such as the downturn in the economy. With the proposed additional townhomes, Riley Place would include 199 total units, according to Guthrie. He said proposed plans also call for 60 new parking spaces. Guthrie said the applicant has additional stipulations it intends to meet, including adhering to set construction hours with no construction on Sunday.

Paul Lange, managing partner of ALA Riley Place LLC, applicant/owner of the development, said ALA Riley Place LLC and some of Riley Place's homeowners have met about the proposed plans. Lange said he believes the plans, which call for a playground and dog park, sprucing up both entrances to the development, applying a topcoat to roads as well as other improvements, address many of the concerns voiced by Riley Place residents.

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

The following spoke in favor of the application:

- Daniel Porter- Dawsonville, GA
- Tom Camp- Dawsonville, GA
- Ron NeSmith- Dawsonville, GA
- Robert Ellett- Dawsonville, GA, said that he was neither for nor against the application but requested clarification about a road paving performance bond. He expressed his desire to see the homes and roads on the back side of the development completed first. Ellett requested clarification about Homeowners Association dues.

The following spoke against the application:

- Hugh Stowers Jr.- Dawsonville, GA

Chairman Thurmond asked if there was anyone else present who wished to speak on ZA 18-01 and, hearing none, closed the hearing.

Motion passed unanimously to approve ZA 18-01 with the following stipulations:

1. The project shall be developed to the standards set forth in the applicant/owner-provided letter of intent and modified master designed site plan to include a maximum of 199 townhouses.
2. The size in square footage and physical appearance of the proposed clubhouse, pool, and new townhouses shall be constructed as generally depicted in the applicant/owner-provided exterior elevation drawings.
3. All applicable stipulations from the original ZA 99-37 Tri-Vista zoning shall apply.
4. Any deviation of intent and/or plan design as set forth in this amendment shall be subject to review by the director of Planning & Development to include approval, denial or requiring further amendment of the CPCD zoning.
5. The proposed clubhouse and pool shall be constructed simultaneously to the permitting of any new townhouses.
6. The applicant/owner shall finish and top the roads within Riley Place upon completion of 75% of (150 of the 199) total townhouses approved for construction.
7. The applicant/owner shall post a road bond in an amount to be determined and shall be released upon completion of the roads within Riley Place being finished and topped to Dawson County Subdivision Standards.
8. The existing pool shall not be removed until the new clubhouse and pool are completed.
9. The 12 townhouses proposed for construction where the existing pool is to be removed shall be constructed last.
10. Protective covenants shall be in place.
11. A minimum of 60 off-street parking spaces shall be provided.
12. Entrance landscaping of Riley Place shall be subject to approval by the Planning department.
13. All stipulations of zoning shall be made a part of any plats, plans or permits associated with this development.

Nix/Gaines

PUBLIC HEARING:

Request for Partial Abandonment of Will Hall Road (1st of 1 hearing)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak on the Request for Partial Abandonment of Will Hall Road, and hearing none, closed the hearing.

Motion passed unanimously to approve the Request for Partial Abandonment of Will Hall Road.
Gaines/Fausett

Motion passed unanimously to amend the first motion to add that Patricia Crump, owner of the property at 693 Will Hall Road, construct a turnaround to meet safety requirements as agreed upon in the request. Gaines/Fausett

UNFINISHED BUSINESS:

Consideration of Revised Alcohol Ordinance (tabled from the May 3, 2018, Voting Session)

Motion passed unanimously to approve the Revised Alcohol Ordinance as written.

Gaines/Fausett

NEW BUSINESS:

Consideration of 2018-2019 Employee Health Insurance Renewal

Motion passed unanimously to approve the 2018-2019 Employee Health Insurance Renewal, accepting carrier recommendations by ShawHankins to absorb the \$44,507 increase that would allow current employee premiums to remain the same and to also add in \$29,376 for Teladoc coverage on all employees. The total renewal cost is \$73,883. Gaines/Hamby

Consideration of IFB #315-18 - Materials and Labor for Carrier Gas Package Units for Law Enforcement Center Award Recommendation

Motion passed unanimously to accept the bids received for IFB #315-18 – Materials and Labor for Carrier Gas Package Units for Law Enforcement Center and to issue a contract to QT Contracting, doing business as Powers Heating & Air, for materials and labor for four gas package units in the amount of \$42,527. Fausett/Nix

Consideration of FY 2018 Legacy Link Addendum No. 2 Contract for Nutrition Program Services

Motion passed unanimously to approve the FY 2018 Legacy Link Addendum No. 2 Contract for Nutrition Program Services, amounting to a \$27 total increase. Fausett/Hamby

Consideration of Special Event Business License Application - TNT Fireworks Stand

Motion passed unanimously to approve the Special Event Business License Application – TNT Fireworks Stand. Nix/Gaines

Process to Address Salary Study Inconsistencies/Gaps and Bonuses for Employees Who Consistently Exceed Expectations- Discussed at the May 10, 2018, Work Session for informational purposes only

Motion made by Commissioner Gaines, and seconded by Chairman Thurmond for the purpose of discussion, to allow Human Resources' staff and the county manager to develop a plan for Board of Commissioners' consideration to Address Salary Study Inconsistencies/Gaps and Bonuses for Employees Who Consistently Exceed Expectations. The motion failed to pass. The vote was 3-1 with Commissioner Fausett, Commissioner Hamby and Commissioner Nix voting against the motion.

Consideration of Annexation #C8-00110

Motion passed unanimously to take no further action on the agenda item. Fausett/Hamby

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

Billy Thurmond, Chairman

ATTEST:

Kristen Cloud, County Clerk