

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – OCTOBER 6, 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 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 Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

None

**APPROVAL OF MINUTES:**

Motion passed 4-0 to approve the Minutes of the Work Session held on September 15, 2022.  
Dooley/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on September 15, 2022.  
Fausett/Satterfield

**APPROVAL OF AGENDA:**

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

- Addition of Nos. 3-7 under New Business:
  - RFP #401-22 - All-Inclusive Healthcare Services
  - IFB #402-22 - Thompson Creek Park Road Realignment
  - RFP #409-22 - Design-Build for Three Fields for Parks & Recreation
  - Amendment to an Intergovernmental Agreement Between the City of Dawsonville and Dawson County Concerning Trail Infrastructure for Pedestrian Access Between Main Street Park and Library
  - Request for Authorization for the Chairman to Sign a Letter to be Sent to the Georgia Department of Transportation Requesting an Additional \$500,000 in Local Maintenance & Improvement Grant Funds

Dooley/Gaines

**PUBLIC COMMENT:**

None

**ZONING:**

ZA 22-19 - Jim King requests to rezone TMP 107-053 and 107-272 from RA (Residential Agriculture) to RMF (Residential Multi-Family) for purposes of developing 152 multi-family dwellings (Lee Castleberry Road).

VR 22-14 - Jim King requests to vary from the Dawson County Land Use Resolution Article III Section 308.C.6.B - vary from the width of driveways in RMF. (Tabled from the September 15, 2022, Voting Session, at which time a public hearing was held.)

Commissioner Gaines reviewed revised stipulations concerning ZA 22-19 and VR 22-14, and Chairman Thurmond read aloud the proposed revised stipulations.

A public hearing concerning ZA 22-19 and VR 22-14 was held on September 15, 2022.

Motion passed 4-0 to approve ZA 22-19 and VR 22-14 with the following stipulations:

1. The development shall be developed in general accordance with the conceptual masterplan documents prepared by HGOR dated June 10, 2022, and approved with this rezoning;
2. Developer shall construct a right decel lane and left turn lane on Lee Castleberry Road;
3. Developer shall improve Lee Castleberry Road along the subject property's frontage to the intersection of Georgia 400 to the standards of a non-curbed non-residential collector. Improvements shall include widening to two 12-foot lanes with 2-foot shoulders and milling/resurfacing the entire length. Improvements shall be complete prior to the issuance of the first Certificate of Occupancy;
4. Developer shall provide an 8-foot-wide sidewalk along Lee Castleberry Road and a 5-foot sidewalk along Stacie Lane. Sidewalks shall continue for the entire frontage and extend to the Georgia 400 right-of-way. For offsite improvements, Dawson County will provide right-of-way or easements as needed;
5. Developer shall donate an additional 20 feet of right-of-way along Lee Castleberry Road and Stacie Lane. Right-of-way shall be donated at final plat and shall not count against the overall density;
6. Developer shall plant at least one 3- to 4-inch-caliper canopy-type (oak, maple, elm...) street tree in each front yard (and side yard on corner lots) adjacent to the right-of-way and 40 feet off center along Lee Castleberry Road right-of-way;
7. All grassed areas on dwelling lots and amenity areas shall be sodded;
8. All utilities shall be placed underground;
9. Development shall have covenants that require maintenance of the landscaped entrance area, open space, and amenity areas by a mandatory Homeowners Association;
10. Homes shall have a minimum front setback of 20 feet and a 24-foot minimum distance from the garage door to the sidewalk;
11. Each home in the development shall have not less than a two-car enclosed garage. Garage doors shall have the appearance of "carriage-style" doors and be painted a medium/dark earth-tone color;
12. Developer agrees to use a minimum of four different residential building elevations to avoid a cookie-cutter look within the community. Elevations shall be similar to the renderings provided and must be approved by the Planning director prior to issuance of a building permit;
13. Homes shall include a water table along the front and sides of brick or stone. The remaining façade must include a combination of at least two of the following: board and batten, shake, or lap fiber cement siding. There shall be no vinyl or aluminum siding;
14. Homes shall be a minimum of 1,600 square feet of heated space. All homes shall have a minimum of two-car garages and a driveway of sufficient width to provide for at least two parked cars side by side with a minimum of 24 feet between the garage and sidewalk;
15. The design and name for the pocket park at the intersection of Lee Castleberry and Lumpkin Campground roads shall be mutually agreed upon by the developer and county

Planning staff. The pocket park shall be maintained along with the common area by the Homeowners Association;

16. Developer shall contribute \$150,000 to Lumpkin Campground Road improvements. Contribution shall be required at the time when 50 percent of the Certificates of Occupancy have been issued for the development;
17. No residential building permits shall be issued prior to January 1, 2024;
18. Developer shall provide “No Parking” signs along the interior streets throughout the development and shall include enforcement by the Homeowners Association in the Declaration of Covenants; and
19. Developer shall provide a garbage can pad for each home within the development.

Satterfield/Gaines

**UNFINISHED BUSINESS:**

Consideration of Request for Assistant District Attorney Supplement (Tabled from the September 15, 2022, Voting Session)

Motion passed 4-0 to deny a Request for an Assistant District Attorney Supplement of \$16,789 (and up to \$20,000). The ADA supplement will be \$12,318.60. Fausett/Satterfield

**NEW BUSINESS:**

Consideration of Request for Raffle Fundraiser to Benefit Emergency Services

Motion passed 4-0 to approve a Request for a Raffle Fundraiser to Benefit Emergency Services. Satterfield/Dooley

Consideration of Request to Use Special Purpose Local Option Sales Tax VI Funds to Upgrade Fields at Rock Creek Park

Motion passed 4-0 to approve a Request to Use Special Purpose Local Option Sales Tax VI Funds to Upgrade Fields at Rock Creek Park, not to exceed \$150,000. Gaines/Fausett

Consideration of RFP #401-22 - All-Inclusive Healthcare Services

Motion passed 4-0 to approve RFP #401-22 – All-Inclusive Healthcare Services; to accept the proposals received and approve a contract to Correct Health LLC with a budget in an amount not to exceed \$894,329.44, to begin on January 1, 2023. Fausett/Satterfield

Consideration of IFB #402-22 - Thompson Creek Park Road Realignment

Motion passed 4-0 to deny the bids received for IFB #402-22 - Thompson Creek Park Road Realignment and to rebid both projects concurrently. Gaines/Fausett

Consideration of RFP #409-22 - Design-Build for Three Fields for Parks & Recreation

Motion passed 4-0 to approve RFP #409-22 - Design-Build for Three Fields for Parks & Recreation; to accept the offers received an award a contract to Precision Turf for the fields at Veterans Memorial Park in the amount of \$1,438,040 with \$100,000 in county contingency, and award a contract to Ram Enterprises for the fields at Rock Creek Park in the amount of \$699,289 with \$262,671 in county contingency. Funds will come from impact fees. Satterfield/Gaines

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

Motion passed 4-0 to approve an Amendment to an Intergovernmental Agreement Between the City of Dawsonville and Dawson County Concerning Trail Infrastructure for Pedestrian Access Between Main Street Park and the Dawson County Library. Gaines/Dooley

Consideration of a Request for Authorization for the Chairman to Sign a Letter to be Sent to the Georgia Department of Transportation Requesting an Additional \$500,000 in Local Maintenance & Improvement Grant Funds

Motion passed 4-0 to approve a Request for Authorization for the Chairman to Sign a Letter to be Sent to the Georgia Department of Transportation Requesting an Additional \$500,000 in Local Maintenance & Improvement Grant Funds. Fausett/Gaines

**PUBLIC COMMENT:**

Greg Achtelik, Dawsonville, Georgia, said, “I’m a private owner in Paradise Valley Resort. I live in a 90-lot subdivision, which is totally separate from the Paradise Valley area. I’m surrounded by Paradise Valley.” He said there are dozens of small homes, as well as three or four large buildings, being built behind his subdivision, within Paradise Valley, and there is only a 9-foot road for access. He said he is worried about the safety of people who live there.

Alicia Moses, Dawsonville, Georgia, said she also is a property owner in the 90-lot subdivision located in the Paradise Valley area. She echoed Greg Achtelik’s concerns and said she was speaking on behalf of several other subdivision property owners who she said are too scared to speak in fear of retaliation. She cited concerns regarding permitting, as well as issues she said she has had on her property (broken water line, buckling retaining wall, etc.) due to work being done at Paradise Valley, “Whether it’s growing or not, the small person should not be affected by a bigger developer because they can overpower us,” said Moses. “I’ve worked diligently for two years, so I’m here asking you if you can please use whatever positions you have or whatever’s at your disposal to please consider that there are small homeowners [being impacted].”

**ADJOURNMENT:**

**EXECUTIVE SESSION:**

Motion passed 4-0 to enter into Executive Session to discuss personnel. Fausett/Gaines

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

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk