

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – APRIL 21, 2022
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 Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Commissioner Gaines announced that he and Commissioner Fausett recently attended a Chamber of Commerce-hosted teacher appreciation luncheon. He praised the county's school system and the positive partnership between the Board of Education and the county. Commissioner Gaines also mentioned the upcoming retirement of Superintendent Dr. Damon Gibbs and noted the future continues to look bright for the school system with Gibbs' replacement, Nicole LeCave.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on April 7, 2022. Dooley/Fausett

Motion passed 4-0 to approve the Minutes of the Voting Session held on April 7, 2022. Fausett/Satterfield

APPROVAL OF AGENDA:

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

- Addition of Nos. 3-5 under New Business:
 - A Request for a Collaborative Agreement between Emergency Services and Faithful Guardian Training Center
 - Emergency Rental / Repair of Generator for Government Center and Law Enforcement Center
 - Request for Assistance from Georgia Mountains Regional Commission Concerning Grant Applications

Dooley/Gaines

PUBLIC COMMENT:

None

ALCOHOL LICENSE:

New Alcohol License (Retail Consumption on Premises of Beer and Wine) – CPB Investments Group LLC d/b/a Spice Wing

Motion passed 4-0 to approve a New Alcohol License (Retail Consumption on Premises of Beer and Wine) – CPB Investments Group LLC d/b/a Spice Wing. Fausett/Dooley

PUBLIC HEARINGS:

Changes to the Comprehensive Plan (2nd of 2 hearings; 1st hearing was held at the April 19, 2022, Planning Commission meeting)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on Changes to the Comprehensive Plan and, hearing none, closed the hearing.

Motion passed 4-0 to approve Changes to the Comprehensive Plan – the addition of three zoning classifications: Commercial Highway Intensive, Residential Suburban 2 and Residential Suburban 3. Gaines/Fausett

Modify the Subdivision Regulations to Provide for a Family Density Exception (2nd of 2 hearings; 1st hearing was held at the April 19, 2022, Planning Commission meeting)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on Modifying the Subdivision Regulations to Provide for a Family Density Exception and, hearing none, closed the hearing.

Motion passed 4-0 to approve to Modify the Subdivision Regulation to Provide for a Family Density Exception; to modify Section 133-337 g(2) to remove “for the period of five years following the creation of a lot” and changing the lot size to a minimum 1.5 acres. Dooley/Fausett

Land Use Resolution Update (2nd of 2 hearings; 1st hearing was held at the April 19, 2022, Planning Commission meeting)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a Land Use Resolution Update and, hearing none, closed the hearing.

Motion passed 4-0 to approve a Land Use Resolution Update; to add “unless a variance is granted” to the last sentence of paragraph performance standards in the zoning category of Residential Agriculture. Satterfield/Gaines

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.

VR 22-04 - Michelle Taber requests to vary from the Dawson County Land Use Resolution Article III Section 319 Table 3.2 front setback reductions (TMP 092-071, Frank Bruce Road).

Motion passed 4-0 to accept a request for withdrawal of VR 22-04. Fausett/Satterfield

ZA 22-05 - Darryl Strayhorn requests to rezone TMP 057-006 from RA (Residential Agriculture) to RSRMM (Residential Sub-Rural Manufactured Moved) for the purpose of subdividing a two-acre parcel for a single-family residence (Highway 53 West).

Planning & Development Director Sharon Farrell said the applicant wishes to give a two-acre parcel to his daughter so she can build a home on the site or move a mobile home on the property. “He cannot get a minor plat until he has this rezoning in place, and he cannot get a

building permit without a minor plat,” said Farrell. She said the Planning Commission recommended approval of the application.

The applicant was not present.

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 22-05. Gaines/Satterfield

ZA 22-06 - Jim King requests to rezone TMP 113-044-013 from CHB (Commercial Highway Business) to CIR (Commercial Industrial Restricted) for the purpose of developing an office/warehouse (Lumpkin Campground Road North).

VR 22-06 - Jim King requests to vary from the Dawson County Land Use Resolution Article IV Section 407.C.2 (buffer reduction).

VR 22-07 - Jim King requests to vary from the Dawson County Land Use Resolution Article VI Section 607.1.A (decrease in parking requirement).

Planning & Development Director Sharon Farrell said the Planning Commission recommended approval of the application.

Corey Guthrie, representing the applicant, said, “We would like to make sure a condition gets added, out of respect for Russ and Edna Stephens, that no truck deliveries or garbage pickup between the hours of 7 p.m. and 7 a.m. are allowed.”

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 was made by Commissioner Gaines and seconded by Commissioner Fausett to approve ZA 22-06, VR 22-06 and VR 22-07.

Motion was amended by Commissioner Gaines and seconded by Commissioner Dooley to include the following stipulation: There shall be no truck deliveries or garbage pickup between the hours of 7 p.m. and 7 a.m.

The amended motion passed 4-0.

The original motion passed 4-0.

ZA 22-07 - Andrew Grogan requests to rezone TMP 069-006-003 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the parcel to RSR standards (Kathy Lane).

Motion passed 4-0 to accept a request for withdrawal of ZA 22-07. Gaines/Dooley

ZA 22-08 - Carol Gauss requests to rezone 4.75 acres of TMP 110-030-002 from RA (Residential Agriculture) to RRE (Residential Rural Estate) for the purpose of subdividing the parcel to RRE standards (Etowah River Road).

Planning & Development Director Sharon Farrell said the applicant has some pasture land, and “she put some fencing up [and] she wants to sell the five acres but, where the fence falls, she has

to sell it at 4.75 because the pasture fence serves as the property line so, in order to do that, she needs to rezone it to RRE...” Farrell said the Planning Commission recommended approval of the application.

Jim Pierce, representing the applicant, said, “In a nutshell, she’s got 50 some acres of...pasture, and there’s this little one section of woods and the fence line was there that kept her from having a five-acre parcel. It’s under contract to be sold. People are ready to build a house and barn on the hill overlooking her pasture.”

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 22-08. Fausett/Dooley

NEW BUSINESS:

Consideration of Application for Parade and Assembly - 2022 4-H Rabies Clinic

Motion passed 4-0 to approve an Application for Parade and Assembly – 2022 Rabies Clinic. Satterfield/Gaines

Consideration of 2022 Charity Boot Drives

Motion passed 4-0 to approve 2022 Charity Boot Drives. Fausett/Gaines

Consideration of a Request for a Collaborative Agreement between Emergency Services and Faithful Guardian Training Center

Motion passed 4-0 to approve a Request for a Collaborative Agreement between Emergency Services and Faithful Guardian Training Center. Satterfield/Dooley

Consideration of Emergency Rental / Repair of Generator for Government Center and Law Enforcement Center

Motion passed 4-0 to approve Emergency Rental / Repair of a Generator for the Government Center and Law Enforcement; \$47,373 will come from General Fund’s fund balance. Dooley/Fausett

Consideration of Request for Assistance from Georgia Mountains Regional Commission Concerning Grant Applications

Motion passed 4-0 to approve a Request for Assistance from Georgia Mountains Regional Commission Concerning Grant Applications. Fausett/Gaines

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk