

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, APRIL 18, 2024
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 Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; County Manager Joey Leverette; 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 April 4, 2024. Stowers/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on April 4, 2024. Dooley/Bruce

APPROVAL OF AGENDA:

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

- Addition of Nos. 11 and 12 under New Business:
 - Application for Parade & Assembly – *4-H Rabies Clinic*
 - Acceptance of Trauma Grant

Stowers/Bruce

PUBLIC COMMENT:

None

ZONING:

Public Hearing Concerning the Possible Modification of the Stipulations of Zoning Adopted Pursuant to Rezoning ZA 20-17 with Respect to Property Located at the Corner of Lumpkin Campground Road North and Highway 53 East and Also Known as TMP 113-011 and 113-092

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 the normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

Planning & Development Director Sharon Farrell (also speaking on behalf of Dawson County) said Century Development owns the property and is developing a 120-unit townhome community with amenities known as Crosby Square. “The applicant desires to continue developing the

residential portion without the stipulations that were added in 2017 regarding the development of a commercial component,” she said. She said the specific request is to amend the following:

- Modify stipulation No. 1 to require that the residential development be constructed substantially in compliance with the Crosby Square subdivision plat;
- Modify stipulation No. 3 by revising the last sentence of such stipulation to read as follows: “This road shall be dedicated to Dawson County in accordance with the county’s code of ordinances and applicable state law;
- Remove stipulation No 4. in its entirety;
- Remove stipulation No. 5 in its entirety; and
- Modify stipulation No. 6 to require the owners of each of the residential parcel and the commercial parcel dedicate an additional 20 feet of right of way along the respective parcel’s frontage of Lumpkin Campground Road and State Highway 53.”

Farrell said this is a 20-acre parcel that is zoned Residential Multi-Family, and “the amendment is to remove that trigger for the final phase of the residential, which was basically holding up the continuing to build residential structures.”

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 the Modification of the Stipulations of Zoning Adopted Pursuant to Rezoning ZA 20-17 with Respect to Property Located at the Corner of Lumpkin Campground Road North and Highway 53 East and Also Known as TMP 113-011 and 113-092. Gaines/Stowers

NEW BUSINESS:

Consideration of Dawson County Employee Insurance Renewal 2024-2025

Motion passed 4-0 to approve a Dawson County Employee Insurance Renewal 2024-2025 - to renew with current insurance carriers Cigna for Medical, Dental, Vision; The Standard for Life and Disability; FBA for Flexible Spending Account; FlexCare for Telemedicine; Nationwide for Pet Insurance; and to implement HealthMapRx Disease Management programs. Gaines/Bruce

Consideration of Request to Upgrade Case Management Software

Motion passed 4-0 to approve a Magistrate Court Request to Upgrade Case Management Software; \$45,272.04 will come from General Fund’s fund balance, with a contingency of \$14,727.96. Gaines/Bruce

Consideration of Request for Funding for New Fire Hydrants - Lumpkin Campground Road

Motion passed 4-0 to approve a Request for Funding for New Fire Hydrants - Lumpkin Campground Road; \$29,572 will come from impact fees. Dooley/Stowers

Consideration of Request for Funding for New Fire Hydrants - Thompson Road

Motion passed 4-0 to approve a Request for Funding for New Fire Hydrants - Thompson Road; \$140,467 will come from impact fees. Stowers/Bruce

Consideration of Grant Award for Fixed Generator

Motion passed 4-0 to accept a Grant Award for a Fixed Generator; the county’s contribution of \$5,801.70 will come from General Fund’s fund balance. Stowers/Bruce

Consideration of Design-Build Services - Fire Department Training Burn Structure

Motion passed 4-0 to approve Design-Build Services - Fire Department Training Burn Structure; to accept the offer received and award a contract to Benning Construction Company in the amount of \$864,073 utilizing Special Purpose Local Option Sales Tax VII funds. Dooley/Bruce

Consideration of Clinical Agreement Between Dawson County and North Georgia Technical College

Motion passed 4-0 to table a Clinical Agreement Between Dawson County and North Georgia Technical College until additional liability information is received. Gaines/Stowers

In other Emergency Services-related business, motion passed 4-0 to approve a Memorandum of Understanding Between Dawson County, on Behalf of the Dawson County EMS Academy, and the Dawson County Board of Education, Acting on Behalf of the Dawson County School District, contingent on the Dawson County Board of Education approving the MOU, which would allow the Academy's students to be able to spend time in the clinical setting of the School District's nursing stations in an effort to obtain pediatric contacts that will help the students meet the minimum requirements for state approval in graduating. Gaines/Stowers

Consideration of Repairs to the Indian Cove Road Culvert

Motion passed 4-0 to approve Repairs to the Indian Cove Road Culvert; to waive the Purchasing Policy Ordinance requiring sealed bids for this project and allow Purchasing to create a purchase order to Utility Asset Management for this work in the amount of \$39,594 utilizing Special Purpose Local Option Sales Tax VII funds. Stowers/Bruce

Consideration of a Resolution to Condemn Property Interest in Tax Parcel #090-015-001 (Portion); Parcel Owner: Burt Creek Farms, LLC; of the SR 136 at Shoal Creek Road Project - Parcel 04 with Authorization for the Chairman to Execute Documents in Furtherance of Same

Motion passed 4-0 to approve a Resolution to Condemn Property Interest in Tax Parcel #090-015-001 (Portion); Parcel Owner: Burt Creek Farms, LLC; of the SR 136 at Shoal Creek Road Project - Parcel 04 with Authorization for the Chairman to Execute Documents in Furtherance of Same; \$1,600 will come from Special Purpose Local Option Sales Tax VI funds. This is considered a "friendly condemnation." Dooley/Gaines

Consideration of a Resolution to Condemn Property Interest in Tax Parcel #090-015-001 (Portion); Parcel Owner: Burt Creek Farms, LLC; of the SR 136 at Shoal Creek Road Project - Parcel 05 with Authorization for the Chairman to Execute Documents in Furtherance of Same

Motion passed 4-0 to approve a Resolution to Condemn Property Interest in Tax Parcel #090-015-001 (Portion); Parcel Owner: Burt Creek Farms, LLC; of the SR 136 at Shoal Creek Road Project - Parcel 05 with Authorization for the Chairman to Execute Documents in Furtherance of Same; \$9,600 will come from Special Purpose Local Option Sales Tax VI funds. This is considered a "friendly condemnation." Bruce/Dooley

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

Motion passed 4-0 to approve an Application for Parade & Assembly – 4-H Rabies Clinic using county property on April 27, 2024, and for each year moving forward unless substantial changes are made to the annual event. Gaines/Bruce

Consideration of Acceptance of Trauma Grant

Motion passed 4-0 to approve the Acceptance of a no-match Trauma Grant for Emergency Services in the amount of \$5,217.19. Bruce/Gaines

PUBLIC COMMENT:

Michael Hamang, Dawsonville, Georgia, said he wished to address commercial business operating on residentially zoned property, which “I’ve talked about before and my concerns about the school children’s safety.” Hamang added, “But there are other issues with this property that I’d like the board to respectfully consider... This particular business does not have a business license at that address to be conducting the business. The owner also does not have a landfill permit, which it’s a hauling company that’s been dumping who knows what on the property for years. The owner also does not have a license for diesel fuel storage tanks so none of these things have been inspected, especially the landfill part. And my concern is that the new 115-acre drinking water reservoir for the county for the next 50 years backs up to this property. I would like to see risk management look at this situation and maybe the EPD, to take soil samples or do what they do to see if there would be any leakage into the 115-acre water reservoir, which would be disastrous. The other concern I have about this particular business is that they had started constructing a commercial garage on their property. The Marshal had gone over and posted the property, saying for one, you’re not allowed as a commercial business to be operating on a residentially zoned property; and for two, you don’t have a building permit for this building. So that was posted, and 8 months later the building was nearly finished and the Marshal had to go back and post a stop-work order, which means the post the Marshal put in initially must have been taken down to continue to build a building. Then, as of January 30, the owner did go and get a building permit after the fact. I would respectfully urge for you to look at the Marshal’s report, which includes a lot of this information as well as photographs of what’s been [happening] on this property since 2008 possibly, or 2005. Those are my major concerns, not to mention the destruction of the roads...”

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk