

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – OCTOBER 21, 2021
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

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

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:

None

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on October 7, 2021. Dooley/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on October 7, 2021. Fausett/Satterfield

APPROVAL OF AGENDA:

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

- Addition of Nos. 5 and 6 under New Business:
 - FY 2022 DHS Deanna Specialty Transportation Contract
 - FY 2023 Georgia Department of Transportation / Federal Transit Administration 5311 Transit Contract

Satterfield/Fausett

PUBLIC COMMENT:

None

PUBLIC HEARING:

Proposed FY 2022 Budget (2nd of 3 hearings; 1st hearing was held at 4 p.m. October 21, 2021, and the 3rd hearing will be held at 6 p.m. November 4, 2021)

Chairman Thurmond reviewed changes to the proposed budget he presented on October 7, 2021; changes concern the Planning & Development department and the Tax Commissioner's office and equate to a \$4,391 reduction in the proposed budget, he said.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a Proposed FY 2022 Budget and, hearing none, closed the hearing.

This item will appear on the November 4, 2021, Voting Session Agenda for public hearing, after which it may be considered for adoption.

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.

SU 21-03 - Donald Mulkey requests a special use of TMP 037-035 for the purpose of placing a mobile home on less than 5 acres in a RA (Residential Agriculture) zoning.

Planning & Development Director Sharon Farrell said the applicant requests a special use to place a mobile home on less than 5 acres. Farrell said the Planning Commission recommended approval of the application.

Applicant Kimberly Ray said she wishes to move from a camper to a double-wide mobile home to “better myself, to have a better home and to better my family and to live closer to my parents because neither one of [their] health is really that great and, on top of that, the...entire community is my family.”

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 SU 21-03. Dooley/Fausett

SU 21-04 - Jackie Townley requests a special use of TMP L18-068 for the purpose of placing a temporary saw mill in a RA (Residential Agriculture) zoning.

Planning & Development Director Sharon Farrell said the special use request is consistent with the county’s Future Land Use map and its Comprehensive Plan. She said the Planning Commission recommended approval of the application. “They did add the stipulation that it would be for one year, dating from June, which was an estimated time when the use started, and a restriction on larger logging trucks coming on to the site...,” said Farrell.

Applicant Jackie Townley said the Wood-Mizer saw is used for hobby. “It is on [my] property. I did not know I had to have a permit at the time until I was notified that I needed a permit, but it’s only a hobby - just something to piddle with.” He said it is not a commercial operation, nor will it become a commercial operation.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

The following spoke in favor of the application:

- Jimmy Hamby, Dawsonville, Georgia

The following spoke in opposition of the application:

- James Brewer, Dawsonville, Georgia
- Kathie Gannon, Dawsonville, Georgia
- Dianne Dotson, Dawsonville, Georgia

Chairman Thurmond 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 SU 21-04 with the following stipulations:

1. The portable sawmill shall only be operated between the hours of 7 a.m. and 10 p.m. per the Dawson County Noise Ordinance;
2. No logging vehicles or large trucks shall be used to transport wood products and / or materials produced by or utilized in connection with the portable sawmill onto or off of the property;
3. The sawmill is not to be utilized for commercial use; it shall be for the owner, owner's family and owner's friends use. Wood products and / or materials produced by the portable sawmill are not to be sold either on the property or off of the property; and
4. Staff is to perform yearly checks of the property to ensure that the operation of the sawmill has not grown in size and is abiding by the approval of the Board of Commissioners.

Satterfield/Dooley

ZA 21-15 - Miles Hansford & Tallant LLC on behalf of Sawnee Electric Membership Corporation requests to rezone and the special use of a semi-public services of TMP 115-004, 115-005, 115-005-001, 115-006, 115-007 and 115-008 from RA (Residential Agriculture) and CHB (Commercial Highway Business) to CIR (Commercial Industrial Restricted) for the purpose of developing approximately 171,900 square feet of semi-public use.

Planning & Development Director Sharon Farrell said, "For those wondering what semi-public use is, it's basically a fancy way to say utilities. It's a utility sector that is providing a service." She said the request is consistent with the county's Future Land Use map. "It is a large piece of property," she added. "They are offering up, certainly, all the vegetation and buffering per our code, and staff is supportive."

Attorney Ethan Underwood of Miles, Hansford & Tallant LLC, said, "I'm here with Mr. Ryan Satterfield [of] Sawnee EMC. They're excited to be bringing a facility to Dawson County because it's going to help citizens of Dawson and also up into Lumpkin County and Hall County. What they're wanting to do is to put a staging facility here in Dawson that would help them to get to customers during emergencies; I believe Ryan told me it would cut their response time by over an hour." Underwood said the facility would bring approximately 30 jobs to the county. Hours of operation would be 6 a.m.-6 p.m. most days, unless there are storm events, he added. Underwood said the property is just less than 31 acres and there would be "significant landscaping" as well as buildings of a separate development to act as a screen between the facility and Highway 400.

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 21-15 with the following stipulations:

1. Outdoor lighting shall be designed to provide the minimum lighting necessary to ensure adequate safety, night vision and comfort and shall not create nor cause excessive glare upon adjacent properties or public streets or rights of way. All light sources shall be located, designed, fitted, aimed, shielded, installed and maintained to limit illumination only to the target area and shall minimize light trespass. Light sources shall not at any time be directed or angled such that the light emitted from the fixture is focused to a point off the property of the owner of such light fixture;
2. All parking for the proposed use shall be contained onsite. Parking of vehicles along Carlisle Road shall not be allowed except during emergency situations; and
3. A black or green vinyl coated fence shall be installed around the perimeter of the subject property and interior to any landscaped buffers or landscape strips required by the Land Use Resolution.

Fausett/Dooley

ZA 21-16 - Jim King requests to rezone TMP 107-259 from RA (Residential Agriculture) to RMF (Residential Multi-Family) for the purpose of developing a 48-townhome community.

VR 21-14 - Jim King requests to vary from the Dawson County Land Use Resolution Article III Section 308.C.6.b. - the width of driveway.

Planning & Development Director Sharon Farrell said the parcel is 8 acres. “This application is consistent with the Future Land Use, which calls for residential multi-family,” she added.

Applicant Jim King said, “This is on the corner of Lee Castleberry Road and Stacie Lane. Stacie Lane is the road that runs parallel to 400, just one tier off of 400.” He noted that the property is surrounded by commercial properties, a mobile home park and agricultural property. King said, after listening to some concerns regarding “the safety and the capacity of Lee Castleberry or the sub-standard conditions of Lee Castleberry Road and the ability to hold this development,” his client has agreed to “do some upgrades to Lee Castleberry Road from his site up to 400 where his impact will be.” King read aloud a list of proposed stipulations.

Chairman Thurmond 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:

- Deanne Dickinson, Dawsonville, Georgia

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

Motion passed 3-1 to approve ZA 21-16 and VR 21-14 with the following stipulations:

1. The development shall be developed in general accordance with the site plan approved with this rezoning;

2. Developer shall construct a right deceleration lane on Lee Castleberry Road;
3. Developer shall improve Lee Castleberry Road along the subject property's frontage to the intersection of Highway 400. Improvements shall include widening to two 12-foot lanes with 2-foot shoulders and milling/resurfacing the entire length;
4. Developer shall donate an additional 10 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;
5. Developer shall plant at least one 3- to 4-inch-wide canopy-type (oak, maple, elm, etc.) street trees in each front yard (and side yard on corner lots) adjacent to the right of way;
6. All grassed areas on dwelling lots shall be sodded;
7. All utilities shall be placed underground;
8. Development shall have covenants that require maintenance of the landscaped entrance area, open space and amenity areas by a mandatory Homeowners Association;
9. Homes shall have a minimum front setback of 20 feet and / or 24 feet minimum distance from the garage door to the sidewalk;
10. 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;
11. 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;
12. 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; and
13. 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.

Dooley/Gaines- Commissioner Fausett opposed the motion

NEW BUSINESS:

Consideration of a Resolution of Support for Amicalola Falls Scenic Byway

Motion passed 4-0 to approve a Resolution of Support for Amicalola Falls Scenic Byway. Gaines/Fausett

Consideration to Move Forward with a Public Hearing for a Resolution to Adopt a Greenway and Trail Master Plan

Motion passed 4-0 to approve to Move Forward with a Public Hearing for a Resolution to Adopt a Greenway and Trail Master Plan. Satterfield/Gaines

Consideration of RFP #388-21 - Design Build Services for Etowah River Park Canoe Launch Ramp

Motion passed 4-0 to approve RFP #388-21 – Design Build Services for Etowah River Park Canoe Launch Ramp; to accept the offers submitted and to award a contract to Tri Scapes in the amount of \$160,000 with a contingency of \$45,000, not to exceed the amount of \$205,000. Fausett/Gaines

Consideration of 2022 Payroll and Holiday Calendar

Motion passed 4-0 to approve a 2022 Payroll and Holiday Calendar. Satterfield/Dooley

Consideration of FY 2022 DHS Deanna Specialty Transportation Contract

Motion passed 4-0 to approve a FY 2022 DHS Deanna Specialty Transportation Contract. Dooley/Fausett

Consideration of FY 2023 Georgia Department of Transportation / Federal Transit Administration 5311 Transit Contract

Motion passed 4-0 to approve a FY 2023 Georgia Department of Transportation / Federal Transit Administration 5311 Transit Contract. Satterfield/Dooley

PUBLIC COMMENT:

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk