

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – NOVEMBER 17, 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; Interim County Manager Vickie Neikirk; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

**OPENING PRESENTATION:**

*Recognition of Parks & Recreation's Super Bowl Champions - Elementary Flag Football, 2<sup>nd</sup> Grade Football and 2<sup>nd</sup> Grade Cheer*

Parks & Recreation Director Matt Payne recognized the department's 2022 Super Bowl Champions: Elementary Flag Football, 2<sup>nd</sup> Grade Football and 2<sup>nd</sup> Grade Cheer.

**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 November 3, 2022.  
Dooley/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on November 3, 2022.  
Fausett/Dooley

**APPROVAL OF AGENDA:**

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

- Addition of No. 2 under New Business:
  - Agreement with Georgia Mountains Regional Commission (GMRC) concerning the County Obtaining LiDAR as part of a GMRC Regional Orthoimagery Project in the Area of the 400 Corridor/Lake Lanier in Order to Update the County's Topography Map

Gaines/Satterfield

**PUBLIC COMMENT:**

None

**PUBLIC HEARING:**

*Extension of an Existing Moratorium on the Acceptance of Residential Rezoning Applications (1st of 1 hearing)*

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on an Extension of an Existing Moratorium on the Acceptance of Residential Rezoning Applications and, hearing none, closed the hearing.

Motion passed 4-0 to approve, by way of a resolution, an Extension of an Existing Moratorium on the Acceptance of Residential Rezoning Applications until February 17, 2023. Gaines/Fausett

### **ZONING:**

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.

#### **ZA 22-22 - Royce Flynn requests to rezone TMP 119-039 from RSR (Residential Sub-Rural) to COI (Commercial Office Institutional) for the purpose of opening an office space.**

Planning & Development Director Sharon Farrell said an existing building on the property once operated as a recording studio. There has been some remodeling of the interior, said Farrell, adding that the applicant wishes to use the building for an office space for real estate business. She said the Planning Commission recommended approval of the application with stipulations.

Applicant Royce Flynn said, “We’re just going to open a real estate office to educate agents better to sell real estate. There’s a calling for it. We used to have some more offices in Dawson and, in the falling market, a lot of them closed down and never came back; and this is just a start, because the county’s growing again, to see if there’s interest in it.”

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 22-22 with the following stipulations:

1. Office use only – no retail sales or display;
2. Any expansion of the building footprint is limited to those changes required to meet commercial code;
3. A 10-foot landscape buffer shall be planted and/or maintained along the frontage of the parcel. Supplemental plantings shall consist of evergreen trees, shrubs or a combination native to the region. All trees planted shall be a minimum of 6 feet in height at the time of planting. All shrubs planted shall be a minimum of 3 feet in height at the time of planting; and
4. This project will need to complete a commercial plan review and permitting for the change of use.

Fausett/Satterfield

### **NEW BUSINESS:**

#### **Consideration of Health Department Remodel**

Motion passed 4-0 to approve a Health Department Remodel for a total of \$60,968.86, \$5,000 of which is a contingency. The board waived the purchasing policy ordinance to bid the repairs collectively. Purchase orders will be issued to Flack’s Flooring for flooring for \$31,027.20, All About Painting for painting for \$12,980, Engineered Openings for door replacement for \$7,413.96, and E-Systems Electrical for electrical for \$4,547.70. Funds will come from General Fund’s fund balance, and the Facilities department will manage and oversee the work. Dooley/Satterfield

*Consideration of an Agreement with Georgia Mountains Regional Commission (GMRC) concerning the County Obtaining LiDAR as part of a GMRC Regional Orthoimagery Project in the Area of the 400 Corridor/Lake Lanier in Order to Update the County's Topography Map*

Motion passed 4-0 to approve an Agreement with Georgia Mountains Regional Commission (GMRC) concerning the County Obtaining LiDAR as part of a GMRC Regional Orthoimagery Project in the Area of the 400 Corridor/Lake Lanier in Order to Update the County's Topography Map. Satterfield/Fausett

Motion passed 4-0 to amend the motion to include that \$18,000 will come from General Fund's fund balance. Satterfield/Gaines

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk