

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, DECEMBER 5, 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.

OPENING PRESENTATION:

Recognition of Dawson County Emergency Services Division Chief of Operations/Training Johnny Irvin with Georgia Firefighter Standards & Training Council's (GFSTC) Certified Fire Chief Certification- GFSTC Executive Director Randy Toms and Safety and Compliance Specialist Bryan Allen

Georgia Firefighter Standards & Training Council (GFSTC) Executive Director Randy Toms and Safety and Compliance Specialist Bryan Allen presented Dawson County Emergency Services Division Chief of Operations/Training Johnny Irvin with a GFSTC Certified Fire Chief Certification.

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 21, 2024.
Stowers/Bruce

Motion passed 4-0 to approve the Minutes of the Voting Session held on November 21, 2024.
Bruce/Stowers

APPROVAL OF AGENDA:

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

- Addition of No. 5 under New Business:
 - Memorandum of Understanding for Reimbursement of Juvenile Court Attorney Fees

Dooley/Bruce

PUBLIC COMMENT:

None

PUBLIC HEARING:

A County-Initiated Public Hearing for a Text Amendment to Amend the Language of the County Land Use Regulations, Table 3.3 Principal Use Table, and Define Automobile Services (1st of 1 hearing)

Planning & Development Director Sharon Farrell explained that a zoning application heard a few weeks ago “triggered us to take a look at the language of the Land Use Resolution, and we’re back with a definition for automobile services.” She added, “This was part of our effort to maintain the integrity of the Comprehensive Plan and the character areas...”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a County-Initiated Public Hearing for a Text Amendment to Amend the Language of the County Land Use Regulations, Table 3.3 Principal Use Table, and Define Automobile Services.

The following spoke on a County-Initiated Public Hearing for a Text Amendment to Amend the Language of the County Land Use Regulations, Table 3.3 Principal Use Table, and Define Automobile Services:

- Attorney Sean Courtney of Lipscomb Johnson LLP, Cumming, Georgia, said, “I’m here on behalf of Chad Kimbral. We support this change.”

Chairman Thurmond asked if there was anyone else present who wished to speak on a County-Initiated Public Hearing for a Text Amendment to Amend the Language of the County Land Use Regulations, Table 3.3 Principal Use Table, and Define Automobile Services and, hearing none, closed the hearing.

Motion passed 4-0 to approve a County-Initiated Public Hearing for a Text Amendment to Amend the Language of the County Land Use Regulations, Table 3.3 Principal Use Table, and Define Automobile Services, and add to the definition of automotive services to not exceed 3,500 square feet. Stowers/Dooley

ZONING:

ZA 24-06 - Sean Courtney, on behalf of Chad Kimbral, requests a Land Use Amendment to zone 2.86 acres of property zoned RSR (Residential Sub-Rural) to a commercial designation (CRB, CCB or CHB) to operate an automotive repair and services business. This property is located east of Georgia Highway 9 near Jewel Slaton Road (Parcel ID 088-108-004). (Tabled from October 17, 2024, at which time a public hearing was held)

Planning & Development Director Sharon Farrell clarified that the request is to rezone to CRB (Community Rural Business) with conditions. She read aloud proposed stipulations.

Motion passed 4-0 to approve ZA 24-06 with the following stipulations:

1. Rezone the property to CRB (Community Rural Business), consistent with the Comprehensive Plan 2023;
2. Amend the Land Development Code, Table 3.3, Principal Use Table to allow automotive repair in facilities less than 3,500 square feet along state roads within the CRB and CCB districts;
3. Define Automobile services as an indoor establishment with fully enclosed service bay(s) with operable door(s) for performing indoor vehicle repair and maintenance, including but

not limited to brakes, oil changes, lubrication, transmission, engine, belts, hoses, inspections and tire mounting and installation. Towing services shall constitute a permissible accessory use to this establishment, provided no open-storage yard or impound storage occurs on the property; and

4. A landscape strip of 25 feet along State Highway 9 South must be planted. Chain-link fencing is prohibited in the front yard of the business; chain-link visible from the right-of-way shall be coated black.

Dooley/Bruce

NEW BUSINESS:

Consideration of RFP #444-24 - Dawson County Library Repurpose Renovations Award Request

Motion passed 4-0 to approve RFP #444-24 - Dawson County Library Repurpose Renovations Award Request; to accept the bid received, award a contract to Emery & Associates in the amount of \$227,366, and a 10 percent county-controlled contingency utilizing both grant and impact fee funds. These funds have already been approved by the Board of Commissioners. A \$25,000 county match will come from impact fee funds. Bruce/Stowers

Consideration of IFB #461-24 - Harbour Ridge Road Paving Project Award Request

Motion passed 4-0 to approve IFB #461-24 - Harbour Ridge Road Paving Project Award Request; to accept the bids received and award a contract to Colditz Trucking Inc. \$164,601 will come from General Fund's fund balance. Gaines/Stowers

Consideration of Recommendation to Decline a Generator Grant Related to Tropical Storm Zeta

Motion passed 4-0 to approve a Recommendation to Decline a Generator Grant Related to Tropical Storm Zeta. Stowers/Bruce

Consideration of Request to Apply for Assistance to Firefighters Grant

Motion passed 4-0 to approve a Request to Apply for Assistance to Firefighters Grant. Gaines/Bruce

Consideration of Memorandum of Understanding for Reimbursement of Juvenile Court Attorney Fees

Motion passed 4-0 to approve a Memorandum of Understanding for Reimbursement of Juvenile Court Attorney Fees. Dooley/Stowers

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk