

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – JUNE 4, 2020
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 Julie Hughes Nix, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

OPENING PRESENTATION:

Windstream Update- Windstream's Michael Foor, Vice President-State Government Affairs, Georgia

Windstream's Michael Foor, alongside the company's Jonathan Walden, Ron Owen and Kenny Kinsey, provided an update on Windstream's local operations.

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 May 21, 2020.
Nix/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on May 21, 2020.
Satterfield/Fausett

APPROVAL OF AGENDA:

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

- Addition of item under New Business:
 - Consideration of Georgia Department of Transportation / Federal Transit Administration 5311 - FY 2020-2021 Coronavirus Aid, Relief, and Economic Security Act Supplemental Agreement No. 1

Nix/Satterfield

PUBLIC COMMENT:

None

UNFINISHED BUSINESS:

Consideration of Rotary Peace Pole (Tabled from the May 21, 2020, Voting Session)

Motion passed 4-0 to approve the Rotary Peace Pole, to be located near the new pavilion at Veterans Memorial Park. Gaines/Fausett

NEW BUSINESS:

Consideration of Georgia Department of Transportation / Federal Transit Administration 5311 - FY 2020-2021 Coronavirus Aid, Relief, and Economic Security Act Supplemental Agreement No.

1

Motion passed 4-0 to approve the Georgia Department of Transportation / Federal Transit Administration 5311 - FY 2020-2021 Coronavirus Aid, Relief, and Economic Security Act Supplemental Agreement No. 1. Fausett/Satterfield

PUBLIC COMMENT:

Stacey Mullins- Forsyth County / Gordon County, Georgia, said she wanted to give the Board of Commissioners (BOC) some background about being unable to obtain a building permit for the property she purchased on Cowart Road in regards to the Residential Agricultural five-acre lot size requirement, as discussed by the BOC most recently at its June 4, 2020, Work Session meeting. She said she purchased the Cowart Road property in August 2018 with the intent to build a home. "We applied for and received a residential driveway permit on October 10, 2018, and we did install a driveway on our property," said Mullins. "At the time, [my husband and I] were engaged, not married; we have since gotten married and decided to sell our homes and start to build our [new] home. We were told approximately April 22 [or] 23 by Jameson Kinley that we are not going to be allowed to receive a building permit and, whenever we questioned as to why, we were told because our actual property, our plat, was never recorded. I've never purchased raw land in the past so I was unaware that I had to record the plat. I just assumed it was something that the surveyor would do. In learning that it had not been done, it obviously drastically affected us because now we are not allowed to have a building permit. We're actually asking that we be allowed to somehow have our voice be heard because we want to see if there's some resolution, not only for us but for others ... [and to] to be able to continue with what our dream was - to build our home." Mullins said her grandparents owned land on Cowart Road and that her great-grandparents were born in Dawson County. "I'm not asking for special favors," said Mullins. "I'm just asking for consideration because, yes, I was ignorant to the fact, but I'm probably not the only person that was ever ignorant to that fact." She said there are neighboring counties that "don't require five acres and, of course, it's different for every county. I understand if you're in the south part of the county you don't have to have five acres. I understand what the land use is. I understand rezoning. I'm very clear on all of that. I'm just asking for perhaps some sort of solution to someone like us who's caught up in 'maybe I won't be able to use my property and be near my family.'" Mullins added, "Based on intent alone, I would like to get my building permit and build my home where I plan on retiring."

Darryl Strayhorn- Dawsonville, Georgia, said he feels a "little responsible for this whole debacle" concerning Stacey Mullins' situation. Strayhorn said his father bought the first two acres from Charlie Hill in 2017, came up here, got a building permit, built a very expensive house there - zero problems." Strayhorn said during the same 2017 period, "a half mile down the street, between my father's house and Fairfax subdivision, was another two acres that was sold and a house was constructed in 2017." Strayhorn said he recently purchased nearly six acres in the area of Highway 53 and Sweetwater Juno Road. He said that, when he purchased the property, he intended to give two acres to his daughter in the future and split it two more times, rent out a house on the property and put the money toward his retirement fund. Strayhorn said attorney Joey Homans told him at the closing of the property that he would be unable to do that under the property's current zoning classification. Strayhorn said he feels "there's a way to approach this to where we can divide this property. I don't want growth no more than the rest of

you ... but to go through all this and to have friends of mine be told they can't build a house when actually the state regulations says an acre and a half. It's good enough for the state. Why ain't it good enough for the county? That's my argument. But I understand what you're saying: growth. You don't want a lot of growth." Strayhorn said Dawson County has "something pretty cool working" for it in that it is rural, and he does not believe there will ever be "what I feel like you're envisioning of houses on top of houses with all this property." Strayhorn said he would like to see something done; for example, splitting a five-acre tract one time and putting a time frame in place before you can split it again in order to manage growth.

Tracy Hensley- Dawsonville, Georgia, said she was in the "same boat" as the previous speakers. Hensley said "she looked at the website and read it to say an acre and a half" regarding her property's zoning classification and the minimum lot size requirement to build a house. She said she had some land surveyed to give to her daughter and that the surveyor echoed the acre-and-a-half interpretation. Hensley said she paid the surveyor and did "everything I'm supposed to do." Now, however, Hensley said her daughter cannot build a house. Hensley said she understands that "people ask for help when they get in stupid places. I'm in a stupid place." Hensley said her daughter graduated from Dawson County High School and that her daughter wants to stay in the county. "In front of her two-acre lot, there is a house being built right now on exactly .941 acres. [One] can be built on that, but I can't build one on two acres." She said the house being built "looks ridiculous" and no one has lived there for years. "You're not necessarily building something back. When you go in and completely destroy everything there, you're not remodeling. You are building a new home."

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk