

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – MAY 19, 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; 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:**

Commissioner Gaines announced that May 24, 2022, is the General Primary Election and encouraged everyone to vote.

Chairman Thurmond announced that an Amicalola Falls State Park Visitor Center groundbreaking ceremony would be held May 27, 2022.

**APPROVAL OF MINUTES:**

Motion passed 4-0 to approve the Minutes of the Work Session held on May 5, 2022. Gaines/Satterfield

Motion passed 4-0 to approve the Minutes of the Voting Session held on May 5, 2022. Dooley/Fausett

**APPROVAL OF AGENDA:**

Motion passed 4-0 to approve the agenda as presented. Satterfield/Fausett

**PUBLIC COMMENT:**

None

**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.

ZA 21-18 - Benjamin Smith requests to rezone TMP 102-040 from RSR (Residential Sub-Rural) to RA (Residential Agriculture).

SU 21-05 - Benjamin Smith requests a Special Use permit of 102-040 for a temporary saw mill in a RA (Residential Agriculture)-zoned parcel.

Planning & Development Director Sharon Farrell said, “This is a down zoning for the applicant...and he wishes to do some timbering to build an accessory structure and...eventually

build his home.” The Planning Commission recommended approval of the application with stipulations.

The applicant was not present.

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 21-18. Fausett/Dooley

Motion was made by Commissioner Dooley and seconded by Commissioner Satterfield to approve SU 21-05.

Motion was made by Commissioner Dooley and seconded by Commissioner Satterfield to amend the original motion to include the following stipulations:

1. Sawmill shall not interfere with the quiet use and enjoyment of the outside environment of neighboring property owners; operational hours shall be between the hours of 8 a.m. and 8 p.m. Monday-Friday and 10 a.m. and 6 p.m. Saturday-Sunday;
2. Sawmill shall not be operated for more than four hours on Saturday and Sunday;
3. Sawmill shall not be operated after dark; and
4. Lumber produced by the sawmill shall not be used for structural materials in the construction of the applicant’s single-family residence but may be used as hardwood flooring or other decorative elements.

The amended motion passed 4-0.

The original motion passed 4-0.

ZA 22-04 - Fox Creek Properties Inc. requests to rezone TMP 112-109, 104-065, 112-019, 112-013, 113-057-002 and 112-018 from RA (Residential Agriculture), RPC (Residential Planned Community), CHB (Commercial Highway Business), CPCD (Commercial Planned Community Development) and COI (Commercial Office Institution) to Mixed Use Village for the purpose of developing single-family, multi-family, retail/commercial/office, and light industrial uses (Georgia 400 and Lumpkin Campground Road).

Planning & Development Director Sharon Farrell said her department has been working with the applicant. “For several months, he’s been working with the neighbors, he’s been editing the...book as we’ve gone along, but there is still some work to be done to get to the point of the master plan. You have the large concept plan, which is very detailed for a concept plan, but like I said, we still have a little bit more work to do with the master plan, which is the second step in the process.” Farrell presented several PowerPoint slides, noting that the property is part of the Georgia 400 Corridor. “...The Georgia 400 is where we should be directing all our commercial, industrial and quasi-civic uses as well as some residential, so as far as the warehouse, multi-family within the mixed-use village, it’s in the appropriate location,” she said. Farrell also noted that a proposed condition is that approximately 200 acres remain forever in open space.” Farrell read aloud proposed stipulations. The Planning Commission recommended approval of the application.

Bill Evans Jr., president of applicant Fox Creek Properties, said, “Between the Planning Commission and this commission, we started doing our engineering on this project and we may have made a mistake earlier, asking people what they wanted and we tried to incorporate everything we possibly could into it, and when we actually came up with the number, we decided we had overstepped our ability. We can do everything we said we could do; we just can’t do it when we said.” Evans added, “We would like to go on and build the commercial at the same time we build the residential but, after looking at the numbers, it just doesn’t work. ... So, we can do the residential, we can do the industrial, but there just isn’t a market for the commercial right now.” Evans requested a 60-day postponement to “try to come up with some better figures.”

Jim Bowersox, representing Fox Creek Properties, presented a PowerPoint presentation highlighting the proposed project. “...The location of the project is 518 acres. It’s located at the corner of 400 and Lumpkin Campground and bordered by Grant Road on the northern side and the Etowah River on the western side,” he said. “...The purpose of this project is to bring to the county a viable mixed-use project that will bring some of the disciplines that are missing in the county...”

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:

- Bette Holland, Dawsonville, Georgia
- Gregg Zubay, Dawsonville, Georgia
- Brian Trapnell, Dawsonville, Georgia
- Carroll Turner, Dawsonville, Georgia
- Michael Cochran, Dawsonville, Georgia
- Tony Passarello, Dawsonville, Georgia

The following spoke in opposition of the application:

- Bruce Duncil, Dawsonville, Georgia
- Deanna Dickinson, Dawsonville, Georgia
- Jessica Scott, Dawsonville, Georgia
- Karen Brennan, Dawsonville, Georgia
- Alexa Bruce, Dawsonville, Georgia (said she was neither for nor against)
- Beth Martin, Dawsonville, Georgia
- Phil Torre, Dawsonville, Georgia (said he was neither for nor against)

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 table ZA 22-04 for approximately 60 days (until July 21, 2022) at the applicant’s request. Gaines/Fausett

ZA 22-10 - George & Phyllis Robinson request to rezone TMP 088-001 and 087-004 from RSR (Residential Sub-Rural) to RA (Residential Agriculture) for the purpose of down zoning the parcel for agricultural purposes.

Planning & Development Director Sharon Farrell said the applicants have more than 15 acres that “they’re combining and they will do a minor plat to combine them, and they are seeking this change to expand existing farm activities.” Farrell said the Planning Commission recommended approval of the application.

Applicant George Robinson said, “My wife, Phyllis, and I reside at 1115 Dawson Forest Road West. We immediately abut the Dawson Forest Wildlife Management area. We bought 3 plots, actually only 2 are in question here, with the intent of having our home and homes for both of our sons and their wives on the property. In rezoning to RA, we are running a small farm-to-table type business - right now growing micro-greens for sale at farmer’s markets and such. This is all indoor, vertical farm[ing] right at this time. We want to go to the RA [zoning] because it gives a little more flexibility in our sales. The way we’re currently zoned, we can only sell from the end of our driveway – nobody can come onto our property for it, and [this] would allow us more flexibility to what we can grow and sell at the markets or from the property.”

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 22-10. Fausett/Satterfield

ZA 22-11 - Tyler Burt requests to rezone 2 acres of TMP 068-014 from RA (Residential Agriculture) to RSRMM (Residential Sub-Rural Manufactured Moved) for the purpose of subdividing the parcel to RSRMM standards.

Planning & Development Director Sharon Farrell said the property is more than 9 acres, “but the applicant just needs to rezone 2 acres because basically 2 acres is what he needs to create for residential manufactured home. It is somewhat consistent with our comprehensive plan. She said the Planning Commission recommended approval of the application.

Applicant Tyler Burt said, “...It’s old family land that’s being passed down to me. My aunt’s the current owner of the property. She’s keeping 2 acres and her little house there, and I plan on putting a house on the existing 7 and a quarter [acres].”

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 22-11. Gaines/Dooley

**NEW BUSINESS:**

Consideration of Request for FY 2023 Capital Funds for Georgia Department of Transportation Bus Lease

Motion passed 4-0 to approve a Request for FY 2023 Capital Funds for a Georgia Department of Transportation Bus Lease; \$6,458 will come from General Fund’s fund balance. Satterfield/Fausett

Consideration of FY 2023 Legacy Link Contract for Nutrition Program Services

Motion passed 4-0 to approve a FY 2023 Legacy Link Contract for Nutrition Program Services. Fausett/Gaines

Consideration of Insurance Renewal Options (Medical, Dental and Vision) for 2022-2023

Motion passed 4-0 to approve the county to move forward with transitioning from Cigna to Humana for 2022-2023 employee health insurance; to maintain the current employee match of 80/20, take the premium holiday full amount (\$333,723) and apply \$187,268.40 to cover the employer impact (to maintain employee deductibles at the current rate), and bank \$146,454.60 into a designated account for next year's renewal; and for the county to remain with Rightway/telemedicine and all other current benefit providers. Gaines/Dooley

Consideration of A&E Services - War Hill Park Master Plan and Environmental Assessment

Motion passed 4-0 to approve A&E Services - War Hill Park Master Plan and Environmental Assessment; \$124,300 will come from General Fund's fund balance. Fausett/Satterfield

Consideration of Board Appointments:

• **Library Board**

- Tom Harter- reappointment (Term: July 2022 through June 2026)
- Kathryn Reagan-Smith- reappointment (Term: July 2022 through June 2026)
- Fred Meyer- replacing Don Cargill (Term: July 2022 through June 2024)

Motion passed 4-0 to reappoint Tom Harter and Kathryn Reagan-Smith to the Library Board for terms of July 2022 through June 2026 and to appoint Fred Meyer to the Library Board for a term of July 2022 through June 2024. Dooley/Gaines

Consideration of Annexation C2200161

This item was for information only; no action necessary.

Consideration of Annexation C2200162

This item was for information only; no action necessary.

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk