

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – MARCH 15, 2018  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE  
6:00PM**

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**ROLL CALL:** Those present were Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Nix, District 4; County Manager Headley; County Attorney Frey; County Clerk Cloud; and interested citizens of Dawson County. Chairman Thurmond and Commissioner Hamby were not present.

**INVOCATION:** Vice-Chair Fausett

**PLEDGE OF ALLEGIANCE:** Boy Scout Troop 109

**ANNOUNCEMENTS:**

Vice-Chair Fausett announced that the week of March 11-17 was Sunshine Week, reiterating the importance of transparency in government. She noted that, this year, Sunshine Week falls just after qualifying week for Georgia's May Election Primary.

**APPROVAL OF MINUTES:**

Motion passed unanimously to approve the minutes from the Voting Session held on March 1, 2018. Gaines/Nix

**APPROVAL OF THE AGENDA:**

Motion passed unanimously to approve the agenda as presented. Nix/Gaines

**PUBLIC COMMENT:**

None

**ALCOHOL LICENSE:**

*New Alcohol License (Retail Package Sale of Beer, Wine and Distilled Spirits) – 400 Package Store, LLC d/b/a 400 Package Store*

Motion passed unanimously to approve the New Alcohol License (Retail Package Sale of Beer, Wine and Distilled Spirits) – 400 Package Store, LLC d/b/a 400 Package Store. Nix/Gaines

**ZONING:**

*ZA 17-09- Richmond Honan Development & Acquisitions, LLC has made a request to amend an existing 52.42 acres zoned CPCD (Commercial Planned Comprehensive Development) to allow for a mixed-use senior living campus-style development. The properties are located on TMPs 107-319, 107-319-002, 107-319-004 and 107-319-005.*

County Attorney Frey announced that if anyone had 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, ten minutes will be given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

Planning & Development Director Jason Streetman said the site originally was zoned for retail and office development. He said plans for a mixed-use senior living development like the one being proposed would require an amendment to the current zoning. Streetman said that ZA 17-09 was heard by the Dawson County Planning Commission in February 2018. Streetman said the Planning Commission recommended approval of the application with the following stipulations:

1. The project shall be developed to the standards set forth in the applicant/owner-provided letter of intent and master-designed site plan. Pertinent square footage maximums shall include:
  - a. Commercial/Medical Office
    - i. 130,000 square feet of office space
    - ii. 31,500 square feet of retail space
    - iii. 141,000 square feet of assisted living space
    - iv. 70,000 square feet of hotel space
  - b. Residential-Maximum
    - i. 200 independent living dwelling units
    - ii. 60 senior duplex dwelling units
    - iii. 40 residential loft dwelling units over retail space
  - c. Design Standards
    - i. Front setbacks off of Highway 400 shall be 75 feet
    - ii. Two multi-tenant pylon signs to be located along Highway 400 not to exceed 35 feet in height
2. Any deviation of intent or plans as set forth in this amendment shall be subject to review by the director of Planning & Development to include approval, denial or requiring further amendment of the CPCD zoning.
3. All stipulations of zoning shall be made a part of any plats, plans or permits associated with this development.

Doug Shaw of Jericho Design Group, representing the applicant, said that site work would begin on the entire property, and construction of buildings on the property would come in phases. He said the development would be an integrated senior medical community, to include senior living facilities, retail and a hotel. Shaw estimated that the development would be completed in five to six years. Shaw said the developer would be open to including a conference area within the planned hotel. He said the developer is not one who “builds and flips” but instead “builds and holds,” and ownership likely would stay with Richmond Honan. The developer would likely partner with a third-party management company.

County Attorney Frey 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 against the application:

- Hugh Stowers Jr., Dawsonville

County Attorney Frey asked if there was anyone else present who wished to speak on ZA 17-09 and, hearing none, closed the hearing.

Motion passed unanimously to hold an additional public hearing for ZA 17-09 on April 5, 2018, and, therefore, table a decision. Gaines/Nix

**PUBLIC HEARINGS:**

Text Amendments to the Land Use Resolution of Dawson County (2nd of 2 hearings. First hearing was held on February 15, 2018)

County Attorney Frey opened the hearing by asking if there was anyone present who wished to speak either for or against the Text Amendments to the Land Use Resolution of Dawson County and, hearing none, closed the hearing.

Motion passed unanimously to approve the Text Amendments to the Land Use Resolution of Dawson County. Gaines/Nix

Text Amendments to the Development and Design Guidelines Georgia 400 Corridor (2nd of 2 hearings. First hearing was held on February 15, 2018)

County Attorney Frey opened the hearing by asking if there was anyone present who wished to speak either for or against the Text Amendments to the Development and Design Guidelines Georgia 400 Corridor.

None spoke in favor or against the Text Amendments to the Development and Design Guidelines Georgia 400 Corridor.

Motion passed unanimously to close the public hearing and table the Text Amendments to the Development and Design Guidelines Georgia 400 Corridor until April 5, 2018, to allow time for additional language to be added to Section 6.3 E. Gaines/Nix

**UNFINISHED BUSINESS:**

Consideration of Impact Fee Methodology Report Final Draft (tabled from the February 15, 2018, Voting Session)

Motion passed unanimously to approve the Impact Fee Methodology Report Final Draft and send to the Georgia Department of Community Affairs. Nix/Gaines

**NEW BUSINESS:**

Consideration of Supplemental Grant Application for Emergency Funds for Treatment Court

Motion passed unanimously to approve the Supplemental Grant Application for Emergency Funds for Treatment Court. Nix/Gaines

Consideration of Grant Application for FY 2019 Enhancement Funding for Treatment Court

Motion passed unanimously to approve the Grant Application for FY 2019 Enhancement Funding for Treatment Court. Gaines/Nix

Consideration of Application for Parade and Assembly - 4-H Rabies Clinic

Motion passed unanimously to approve the Application for Parade and Assembly - 4-H Rabies Clinic, to be held from 10 a.m.-1 p.m. Saturday, April 21, in the parking lot of the Dawson County Government Center (Courthouse). Nix/Gaines

Consideration of IFB #309-18- 2018 Vehicles for Sheriff's Office

Motion passed unanimously to accept the \$349,022 bid received from Wade Ford for IFB #309-18- 2018 Vehicles for Sheriff's Office. Total funds will come from Special Purpose Local Option Sales Tax (SPLOST) VI in accordance with SPLOST VI Resolution. Nix/Gaines

*Ratification of Veterans Memorial Park and Senior Services Revitalization Concept*

Motion passed unanimously to ratify the Veterans Memorial Park and Senior Services Revitalization Concept. Gaines/Nix

*Ratification of RFP #306-18- Architectural and Engineering Services for the Senior Services Center Award Recommendation*

Motion passed unanimously to ratify RFP #306-18- Architectural and Engineering Services for the Senior Services Center Award Recommendation, awarding the contract, not to exceed \$204,000, to Wakefield Beasley & Associates. Nix/Gaines

*Consideration of 2018 Surplus Sales List*

Motion passed unanimously to approve the 2018 Surplus Sales List. Nix/Gaines

*Consideration of Proposed Salary Increases for County Employees*

Motion passed unanimously to approve two percent Salary Increases for County Employees. Gaines/Nix

*Consideration of Board Appointments:*

- *Development Authority of Dawson County*
  - *Joel Hanner- replacing Brian Sticker (Term: March 2018 through December 2019)*
- *Tax Assessors Board*
  - *Andrea McKenzie- replacing Joe Bosworth (Term: March 2018 through December 2021)*

Motion passed unanimously to appoint Joel Hanner to the Development Authority of Dawson County with a term of March 2018 through December 2021 and Andrea McKenzie to the Dawson County Tax Assessors Board with a term of March 2018 through December 2021. Nix/Gaines

*Consideration of Annexations #C8-00017, #C8-00078 through C8-00081 and #C8-00071 through #C8-00074*

Motion passed unanimously to take no further action on the agenda item. Nix/Gaines

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk