

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, OCTOBER 17, 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 (via teleconference); County Manager Joey Leverette; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

OPENING PRESENTATION:

Proclamation Recognizing Facilities Director James Tolbert

Chairman Thurmond read aloud a Proclamation Recognizing Retiring Facilities Director James Tolbert.

Motion passed 4-0 to approve a Proclamation Recognizing Facilities Director James Tolbert. Bruce/Stowers

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 October 3, 2024. Bruce/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on October 3, 2024. Stowers/Bruce

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda as presented. Bruce/Gaines

PUBLIC COMMENT:

None

ALCOHOL LICENSE:

New Alcohol License (Retail Package Sale of Malt Beverages and Wine) – Om Sai Barrettsville LLC dba Barrettsville Food Store, 2237 Kelly Bridge Road, Dawsonville, GA 30534

Dawson County Alcohol Administrator Kathryn Massey presented an alcohol license application for Barrettsville Food Store.

Motion passed 4-0 to approve a New Alcohol License (*Retail Package Sale of Malt Beverages and Wine*) – Om Sai Barrettsville LLC dba Barrettsville Food Store, 2237 Kelly Bridge Road, Dawsonville, GA 30534. Stowers/Bruce

PUBLIC HEARINGS:

Capital Improvements Element Update (1st of 1 hearing)

Planning & Development Director Sharon Farrell reviewed a Capital Improvements Element Update.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a Capital Improvements Element Update and, hearing none, closed the hearing.

Motion passed 4-0 to approve a Capital Improvements Element Update by way of a resolution. Gaines/Stowers

Abandonment of a Portion of Black's Mill Valley Road (1st of 1 hearing)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on an Abandonment of a Portion of Black's Mill Valley Road and, hearing none, closed the hearing.

Motion passed 4-0 to approve a Resolution to Abandon a Portion of Black's Mill Valley Road. Stowers/Bruce

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 the normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

ZA 24-05 - Kurt Trump requests a Land Use Amendment to zone 3.13 acres of property zoned VCR (Vacation Cottage Residential) to CIR (Commercial Industrial Restricted). Issuing a Special Use Permit to operate an open storage business (boat storage) also is necessary. This property is located at 126 Oak Grove Road (Parcel ID L17-189). The property is located north of War Hill Park Road.

Planning & Development Director Sharon Farrell said the property is located in the Lanier character area, which is "basically homes built from the 1960s to current, different sizes and different price points. The Lanier character is just that: it's Lake Lanier and not a commercial or industrial area. We found that the existing use and the classification was not appropriate, based on existing uses as well as the character area." Farrell said the Planning Commission recommended denial of the application.

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.

None spoke in favor of the application.

The following spoke in opposition to the application:

- Jim Pearson, Dawsonville, Georgia
- Fred Wiedenmann, Dawsonville, Georgia

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 deny ZA 24-05. Gaines/Bruce

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).

Planning & Development Director Sharon Farrell said the property is located in a rural living character area, “which has very limited commercial uses but it does allow for the CRB zoning designation.” Farrell said the request is for CHB because of the proposed use. In my analysis I propose some creativity if the board so chose to move forward on it...” Farrell added, “It’s not consistent with the comp plan for CHB; however, it is for CRB – there’s just a limited list of uses, as it should be, in the CRB.”

Attorney Christopher Light of Lipscomb Johnson LLP, Cumming, Georgia, representing the applicant, said, “Mr. Kimbral [wishes to] own and operate a proposed 3,200-square-foot automotive repair shop.” He noted the property is near a Dollar General and Silver City Tire & Automotive. “We are open to creative possibilities,” said Light “I think Mr. Kimbral is anxious to get started with his business, so if there’s any way we can expedite creative opportunities we would appreciate it.” Light provided several options for the Board of Commissioners to consider.

Applicant Chad Kimbral briefly discussed the history of 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 table ZA 24-06 and initiate a county-initiated code change to the comprehensive plan. Stowers/Bruce

ZA 24-07 - Davis Engineering, on behalf of Will Wade, requests a Land Use Amendment to zone 1.47 acres of property zoned RSR (Residential Sub-Rural) to a commercial designation (CCB) to construct a medical office building. This property is located at 900 Highway 53, Georgia Highway 53 and Perimeter Road.

Planning & Development Director Sharon Farrell said, “This is a very consistent application. They are in a Commercial Crossroads designation now, so contiguous to the city. This is part of a bigger project coming into the city; however, this parcel was not annexed. The applicant proposes to build a medical office. We have started looking at those plans already.” Farrell said the Planning Commission recommended approval of the application.

Payton Anderson of Davis Engineering, representing the applicant, said the Planning Commission recommended approval with four stipulations and that “we were fine with those.”

Farrell read aloud the proposed stipulations.

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 24-07 with the following stipulations:

1. The widening of Perimeter Road will allow a full center left turn lane;
2. Provide sidewalks on both frontages;
3. Exterior building materials visible from the rights-of-way shall consist of a minimum of 70 percent per vertical wall plane of brick, natural or precast stone, stucco, prefinished colored architectural masonry with a rough-hewn texture, and glass. Accent wall materials do not exceed 30 percent per vertical wall plane. Accent building materials include, but are not limited to, stucco and thin brick. Smooth-faced or painted concrete masonry units, aluminum siding, vinyl siding and corrugated steel are prohibited. Metal coping and metal framing for windows and doors are acceptable; and
4. Building colors should emphasize earth tones.

Gaines/Stowers

UNFINISHED BUSINESS:

Consideration of Proposal to Increase Annual Paid Time Off (PTO) Payout (Tabled from October 3, 2024)

Human Resources Director Kristi Finley presented a revised proposal.

Motion passed 4-0 to approve a Proposal to Increase Annual Paid Time Off (PTO) Payout, which includes:

APO (Annual PTO) buy back raises the amount from the current 40 hours PTO to:

- Up to 120 for an 80-hour employee, provided that a minimum balance of 120 PTO hours must be left remaining in the Employee's PTO balance (PTO80);
- Up to 126 for an 84-hour employee, provided that a minimum balance of 126 PTO hours must be left remaining in the Employee's PTO balance (PTO84); and
- Up to 144 for a 96-hour employee, provided that a minimum balance of 144 PTO hours must be left remaining in the Employee's PTO balance (PTO96).

All employees who already have participated in the buy back in 2024 are allowed a one-time option of requesting an additional buy back up to the new limits before the end of 2024.

Section 14.3 Paid Time Off (PTO) of the Employee Handbook is to be revised to reflect the newly approved changes.

Annual PTO Carryover: changes the maximum carryover amount from 480 hours for all employees to:

- 480 hours for 80-hour employees;
- 504 hours for 84-hour employees; and
- 576 hours for 96-hour employees.

Section 14.3.5 Maximum Allowable PTO of the Employee Handbook is to be revised to reflect the newly approved changes.

Gaines/Bruce

NEW BUSINESS:

Consideration to Move Forward to a Public Hearing Concerning Recommendations to Chapter 22 Fire Code Related to Fire Flows

Motion passed 4-0 to Move Forward to a Public Hearing Concerning Recommendations to Chapter 22 Fire Code Related to Fire Flows. Bruce/Stowers

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk