

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – DECEMBER 19, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

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; Interim County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

OPENING PRESENTATIONS:

Recognition of Battalion Chief Douglas Wofford- Emergency Services Director Danny Thompson

Emergency Services Director Danny Thompson and the Board of Commissioners (BOC) recognized Battalion Chief Douglas Wofford for his 40 years of service to the county's Emergency Services department and congratulated Wofford on his retirement.

Upcoming 2020 Census- Lilieth Campbell, U.S. Census Bureau

There was no presentation regarding the upcoming 2020 Census since the presenter was unable to attend the meeting.

Development Authority of Dawson County (DADC) Update- DADC Chairman Brian Trapnell

DADC Chairman Brian Trapnell updated the BOC on the DADC's work.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Chairman Thurmond announced there would be a Special Called Joint Meeting with the Dawsonville City Council at 5 p.m. January 14, 2020, regarding a proposed Transportation Special Purpose Local Option Sales Tax.

Chairman Thurmond announced that the next regular Board of Commissioners meeting would be held January 16, 2020.

Commissioner Gaines announced that citizen Scotty Seay was organizing the annual Dawson Feed the Hungry lunch at the Georgia Racing Hall of Fame in Dawsonville on Christmas Day. He commended Seay for his efforts and said volunteers were needed for the event.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on December 5, 2019. Nix/Satterfield

Motion passed 4-0 to approve the Minutes of the Voting Session held on December 5, 2019. Fausett/Gaines

APPROVAL OF AGENDA:

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

- Addition of No. 8 under New Business:
 - RFP #360-19 - Legal Services for Dawson County Constitutional Officers / Elected Officials / County Employees Recommendation

Nix/Gaines

PUBLIC COMMENT:

Renee Duren, Dawsonville, spoke on the Zencity Technology Platform Proposal. Duren said she created an online poll and shared it on Facebook to see if residents were for or against purchasing the Zencity software. She read aloud the poll, which asks, “Do you want Dawson County BOC to spend \$18,000 a year on software to track residents’ social media posts and comments using artificial intelligence?” Duren reported 4 percent of those who responded to the poll were in favor of the county purchasing the software. Duren said the county could utilize Facebook for free to get feedback and comments from citizens regarding future decisions. She encouraged the board to consider the feedback from the poll and to deny purchasing the Zencity software.

PUBLIC HEARING:

Land Use Resolution Update (2nd of 2 hearings; 1st hearing was held at the Dawson County Planning Commission Meeting on December 17, 2019)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the Land Use Resolution Update.

The following spoke on the Land Use Resolution Update:

- Renee Duren, Dawsonville, said that a “properly developed and implemented Comprehensive Plan is the most effective tool our county has to ensure that the inevitable changes occur in a controlled, rational manner and bring about the results the community wants. As part of the Comprehensive Plan our Future Land Use Plan should represent the voice of the citizens and reflect their vision for the future of our county. In other words, the plan is the citizens’ instructions to you, as our elected officials.” Duren added, “Therefore, making this amendment to allow you to use your own discretion takes the voice away from the people of Dawson County. It’s worth mentioning that our Comprehensive Plan and Future Land Use Plan were adopted earlier this year. That begs the question, why would the board want to deviate from the plan they adopted this year? Maybe it’s a bad plan? I would make the argument that it doesn’t look like the citizens’ vision for our future.” Duren said, in that case, the “best solution is to go back to the drawing board, with input from the citizens, and together develop a really good plan.” Once that plan is in place, she said, the Future Land Use Plan should be applied methodically. “If the proposed changes in zoning conform to the plan, the board should approve it,” said Duren. “If it does not conform to the plan, it should be denied.” Duren said the amended section 702.B. is broad, “which leaves us open to costly legal challenges. ... This new amendment would allow new decisions to be made in accordance with bad decisions from our past.” She encouraged the BOC to keep the

current language in 702.B. “that mandates conformance with our Future Land Use Plan, and in the near future, amend the Future Land Use Plan in a way that truly reflects the citizens’ vision.”

- Beth Martin, Dawsonville, said her main concerns with changing the Land Use Resolution regard changes “in the terminology,” as she said Renee Duren spoke about. Martin said changes in section 703.C. state the proposed amendment should meet demonstrated changes in community needs. She said this statement seems subjective and wondered “who gets to decide what the community need is” – the community or the board? She said she feels certain sections of the Land Use Resolution have been ignored and wondered if those sections would be followed through on; for example, the section that “allows the county the ability to remove certain rezoning if not [done] within a certain time frame, or not hearing or approving the speculative zoning cases.” Martin added, “The documents and maps are only as good as they’re being applied to our zoning and variance requests.” She said there are “a few different maps out there that all seem to be used depending on which works best for the particular set of circumstances.”
- Hugh Stowers Jr., Dawsonville, said he gave a copy of a county ordinance from White County to the BOC more than a year ago. He said the ordinance stated no residence could be placed anywhere in White County on less than one acre. He said he never received a response. Stowers said, with changes in the Future Land Use Plan, any kind of housing can be approved but cannot be supported by the infrastructure. He said he feels the primary obligation of the board is for the safety and welfare of the citizens; “this shows you care nothing about the citizens who put you in that office,” he said. Stowers added that increases in population depend upon more infrastructure; “this explains why our minimum water bill is twice the amount of Forsyth County,” said Stowers, adding, “If you continue the present residential zoning with no industry you’re going to tax the citizens like myself out of a home, which shows me you care less about the safety and welfare of the citizens who are not here than the ones that are here now.”

Chairman Thurmond asked if there was anyone else present who wished to speak on the Land Use Resolution Update and, hearing none, closed the hearing.

Motion passed 4-0 to approve the Land Use Resolution Update. Gaines/Satterfield

ZONINGS:

Chairman Thurmond 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, 10 minutes will be given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

ZA 19-16 – Ridgeline Land Planning LLC requests to rezone property located at TMP 113-011 and 113-092 from CHB (Commercial Highway Business) to CHB (Commercial Highway

Business) and RMF (Residential Multi-Family) for the construction of a 140 attached townhome community. (Tabled from the November 21, 2019, Voting Session following a public hearing)

Planning & Development Director Jameson Kinley said a Development of Regional Impact (DRI) review had been returned since the application was heard at the November 21, 2019, BOC Voting Session. He read aloud a portion of the provided analysis that states, in part, “This project does not present any potential adverse interjurisdictional impacts.”

No public hearing for ZA 19-16 was held on December 19, 2019; the public hearing for ZA 19-16 was held on November 21, 2019.

Motion passed 4-0 to deny ZA 19-16. Gaines/Fausett

ZA 19-18 – Bentley Corners LLC requests to rezone 1.679 acres of property located at Elliott Family Parkway TMP 070-009 from RA (Residential Agricultural) to RSR (Residential Sub-Rural). (Tabled from the November 21, 2019, Voting Session following a public hearing)

Planning & Development Director Jameson Kinley said the applicant requests to withdraw ZA 19-18.

No public hearing for ZA 19-18 was held on December 19, 2019; the public hearing for ZA 19-18 was held on November 21, 2019.

Motion passed 4-0 to approve the request from the applicant to withdraw ZA 19-18. Satterfield/Nix

ZA 19-19 – Pacific Group Inc. requests a zoning stipulations update of 98 +/- acres of property located at Dawson Forest Road West TMP 106-054, 106-054-001, 106-213, 106-296 and 106-062 from previous zoning approvals of ZA 07-18 and ZA 07-19.

Planning & Development Director Jameson Kinley said the applicant seeks to update the stipulations put on the zoning in 2007. He said the applicant does not request a change in the previously approved density. “The purpose of this application is to really remove the stipulation of developing the commercial first,” said Kinley. “This property is still vacant; it has not been developed.” Kinley said the Planning Commission recommended denial of the application, “but they also prefaced it, [noting] the current site can be developed as is without all the buffers stipulated, and other stipulations from that rezoning.”

Kevin Seifert, partner with applicant Pacific Group Inc., said the applicant proposes amendments to two existing conditions of two zoning cases from 2007. “Approximately 98 acres on Dawson Forest Road just west of the roundabout of Lumpkin Campground Road are rezoned via cases ZA 07-18 and ZA 07-19. ZA 07-18 zoned 15.45 acres to the R3 Multi-Family Residential, and ZA 07-19 zoned 82.028 acres to the CPCD. Of the 82.028 CPCD acres, 28.71 acres were conditioned to be commercial.” He added, “the single reason we have submitted this application is because the existing condition No. 14 of ZA 07-19”; that condition states the commercial proponent shall be part of the first phase of development. “So much has changed since the original zoning - the 400 Corridor has exploded with commercial development and arguably created a different, lower marketability for commercial on this 98-acre site,” said Seifert. He added the applicant feels there is a viable use for a portion of the commercial to be built for a sports complex; “however, we do not think much beyond that use currently has viability. Most

importantly, we do not want the sports complex or any commercial component different than that to hold up the development of our residential portion,” he said. Seifert said the applicant requests an amendment to the existing condition No. 14 to reflect that “there would be no requirement on the timing of the commercial component.” He said after speaking with neighbors, commissioners and county staff, the applicant saw “a desire for some other changes.” He said, “The additional changes presented at Planning Commission mostly included items that benefit the neighboring property owners and / or the community as a whole.” During the rezoning application process, Seifert said the applicant was asked to agree to items that would enhance the development. “We can’t always find common ground, but we work toward that common ground as best we can,” he said. Seifert said the applicant was agreeable to many additional conditions that will benefit those on Dawson Forest Road and the neighboring communities. He listed aloud numerous summarized additional conditions.

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 against the application:

- Wendy Altman, Dawsonville
- Hugh Stowers Jr., Dawsonville
- Beth Kennedy, Dawsonville

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 approve ZA 19-19 with the following stipulations:

As it relates to ZA 07-18:

1. Stormwater management and soil erosion controls shall be strictly adhered to given the presence of steep slopes, a tributary to the Etowah River and drainage basins;
2. A potential access point shall be provided for the northeastern portion of the property, which would permit the extension into future adjoining developments; this applies to the CPCD area;
3. The applicant shall coordinate with the Board of Education’s transportation department to determine the location of a bus stop at the entrance of the development, and adequate school bus turnaround areas should be provided in the interior of the site, if applicable;
4. Access will require an exclusive right turn lane from the westbound Dawson Forest Road, and a left turn and right turn coming out of the site (per the traffic impact study prepared as part of the DRI process);
5. The proposed sidewalk/trail system must be reviewed and approved by the community development staff to ensure adequate connectivity between uses and pathways;
6. Sidewalks shall be a minimum of 5 feet in width;
7. Open space, parking lots, roadways, pathways, entryways and signage shall be permanently maintained via a Homeowners Association as part of language in deeds and covenants;

8. Building and site design shall be consistent with the development plan as approved through this zoning process;
9. Parking spaces should be reduced where they exceed the minimum number required to reduce the amount of impervious surface, or extra spaces should utilize pervious surface where applicable;
10. Minimum of 65 feet width of undisturbed buffer shall be provided along the perimeter of the project site where the project is adjacent to Country Crossings and additional setback of 10 feet will be provided for a total of a 75-foot setback;
11. A landscape area having a minimum horizontal dimension of 15 feet shall be provided along vehicular use areas that adjoin a public right of way;
12. The zoning site plan for this rezoning shall be considered approved by the Board of Commissioners so long as there are not any substantial changes to the layout;
13. Applies only to R3 Multi-Family: a minimum of 1,200 square feet of heated space for each unit;
14. Carriage-style garage doors with decorative hardware or other embellishments shall be used on all homes, and each home shall have not less than a one-car garage;
15. The roofing material used on all homes shall be cedar shake, three-tab architectural-/dimensional-style asphalt shingles or metal as appropriate to the architectural style of each home as determined by the builder;
16. All overhangs, including gables and side gables, will have a minimum of a 12-inch overhang on all sides;
17. The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors and other similar techniques so that no house is the same as any house directly in front or on either adjacent side of it;
18. All roofs and gables shall be of a pitch no less than 8/12. This condition shall not apply to dormers, porches, bay windows and third-floor retreats;
19. Poured concrete retaining walls visible from the right of way must be painted or faced with stone or brick. No wooden retaining walls over 3 feet in height shall be permitted;
20. The exterior materials for all homes shall consist of brick, stone, cement-based lap siding, cement-based siding panels, cedar and/or shake;
21. The front facade of all homes shall have a minimum of 45 percent brick, stone and/or shake with accents such as, but not limited to, hardi-plank lap siding;
22. All roof vents, pipes and other roof equipment (except chimneys) shall be located on the rear elevations and shall be painted to match the color of the roof;
23. No above-ground swimming pools shall be permitted;
24. No window air conditioning unit may be installed;
25. There shall be a 20-foot undisturbed buffer along the shared property line with Riley Place for the R3 area;
26. There shall be no more than 101 residential units within the R3 area;
27. Entrance on Dawson Forest Road must include a waterfall feature; and
28. Developer shall allow Georgia Native Plant Society to rescue any native plants prior to grading the property.

As it relates to ZA 07-19:

29. Stormwater management and soil erosion controls shall be strictly adhered to given the presence of steep slopes, a tributary to the Etowah River and drainage basins;
30. A potential access point shall be provided for the northeastern portion of the property, which would permit the extension into future adjoining developments;
31. The applicant shall coordinate with the Board of Education's transportation department to determine the location of a bus stop at the entrance of the development, and adequate school bus turnaround areas should be provided in the interior of the site, if applicable;
32. Access will require an exclusive right turn lane from the westbound Dawson Forest Road, and a left turn and right turn coming out of the site (per the traffic impact study prepared as part of the DRI process);
33. The proposed sidewalk/trail system must be reviewed and approved by the Community Development staff to ensure adequate connectivity between uses and pathways;
34. Sidewalks shall be a minimum of 5 feet in width;
35. Open space, parking lots, roadways, pathways, entryways and signage shall be permanently maintained via a Homeowners Association as part of language in deeds and covenants;
36. Building and site design shall be consistent with the development plan as approved through this zoning process;
37. Parking spaces should be reduced where they exceed the minimum number required to reduce the amount of impervious surface, or extra spaces should utilize pervious surface where applicable;
38. Minimum of 65 feet width of undisturbed buffer shall be provided along the perimeter of the project site where the project is adjacent to Country Crossings and additional setback of 10 feet will be provided for a total of a 75-foot setback;
39. A landscape area having a minimum horizontal dimension of 15 feet shall be provided along vehicular use areas that adjoin a public right of way;
40. The zoning site plan for this rezone shall be considered approved by the Board of Commissioners so long as there are not any substantial changes to the layout;
41. The minimum percentage of the project land area (82.028 acres, proposed CPCD zoning) that is required to be commercial, office, public, personal services, restaurant or similar uses shall be no less than 35 percent; of the 35 percent commercial (28.71 acres), at least 10 of those acres shall be undisturbed;
42. Either the residential or commercial component may be part of the first phase of development; there is not a requirement on the order of completion of each component;
43. Adoption of covenants: the Declaration of Covenants of Homeowners Association (HOA) shall cap rental homes at 25 percent of total ownership. Upon any demand and/or requirement from any governing jurisdiction, including but not limited to the United States and from the Department of Housing and Urban Development or through any existing or future act such as the Fair Housing Act, the Board of Directors of the HOA shall approve necessary resolution(s) to amend the Declaration to apply with such demand(s) and/or requirement(s);
44. Carriage-style garage doors with decorative hardware or other embellishments shall be used on all homes, and each home shall have not less than a two-car garage;

45. The roofing material used on all homes shall be cedar shake, three-tab architectural-/dimensional-style asphalt shingles or metal as appropriate to the architectural style of each home as determined by the builder;
46. All overhangs, including gables and side gables, will have a minimum of a 12-inch overhang on all sides;
47. The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors and other similar techniques so that no house is the same as any house directly in front or on either adjacent side of it;
48. All roofs and gables shall be of a pitch no less than 8/12. This condition shall not apply to dormers, porches, bay windows and third-floor retreats;
49. All homes shall have a minimum of two 12-inch house and foundation offsets in the front;
50. Poured concrete retaining walls visible from the right of way must be painted or faced with stone or brick. No wooden retaining walls over 3 feet in height shall be permitted;
51. The exterior materials for all homes shall consist of brick, stone, cement-based lap siding, cement-based siding panels, cedar and/or shake;
52. The front facade of all homes shall have a minimum of 45 percent brick, stone and/or shake with accents such as, but not limited to, hardi-plank lap siding;
53. Homes shall have a minimum heated floor area of 1,200 square feet for one story, and 1,600 square feet heated floor space for two-story type homes;
54. All roof vents, pipes and other roof equipment (except chimneys) shall be located on the rear elevations and shall be painted to match the color of the roof;
55. No above-ground swimming pools shall be permitted;
56. Pool at amenity area shall have at least 2,400 square feet water surface;
57. No window air conditioning unit may be installed;
58. There shall be no more than 114 residential units within the CPCD area;
59. Entrance on Dawson Forest Road must include a waterfall feature;
60. A minimum of 10 acres of the commercial designated property shall remain undisturbed;
61. Up to an additional 15 acres of the commercial designated property may be utilized as open space for the sole purpose of a passive park only for the purpose of walking trails with benches (the "Open Space"). There shall be no lighting, except for downward lighting along the walking trails for safety purposes. There shall be no other recreational or other uses allowed in the Open Space. If not used for Open Space purposes as identified in this stipulation, the remainder of the commercial designated property shall remain undisturbed, except for the 1.6 acres provided for in stipulation No. 65;
62. A site plan depicting the layout and use of the Open Space must be approved by the Planning department staff prior to land disturbance;
63. There shall be an additional 150 feet minimum undisturbed buffer between the Valley Brook subdivision and the border of the CPCD commercial designated property;
64. Any parking to provide access to the Open Space shall be on the internal side of the development and on the side furthest away from the Valley Brook subdivision; and
65. In any event, notwithstanding stipulations Nos. 61 through 65, only a maximum of 1.6 acres total of the commercial designated property may be developed for approved commercial purposes and only on such property that is fronting on Dawson Forest Road.

Gaines/Nix

ZA 19-20 – Jeffrey Cahill requests a rezoning of 17.15 acres of property located at Auraria Road TMP 116-002 from RA (Residential Agricultural) to RRE (Residential Rural Estate).

Planning & Development Director Jameson Kinley said if the subject property is rezoned the applicant intends to divide the acreage on Auraria Road into three five-acre lots for the purpose of constructing residential homes. Kinley said the Planning Commission recommended approval of the application.

Doug Sherrill, land surveyor with Land Development Professionals in Dawsonville, representing the applicant, said the applicant intends to subdivide the property and maximize the acreage. “I would like the flexibility to go just below five acres with the property lines. We would be in the mid-fours on those two properties that are in Dawson, instead of being held specifically to the exact five acres,” said Sherrill. “I need that because of the topography and, particularly, we have the county line that runs through this piece of property that prevents me from situating the houses in the most suitable areas.”

Applicant Jeffrey Cahill said he has owned the subject property for 13 years. He said he bought it as an investment for his retirement and “it wasn’t zoned like this when I bought it. I made plans, never knowing it was rezoned and it floored me.” Cahill said the lots are four acres-plus, “all of them; that’s the way I originally had it. I’ve got covenants of 2,400 square feet, protective covenants. I put a municipal water system in on my own because I’m on the county line...” He added, “I’ve got underground utilities, I’ve got high-speed internet...” He said the project would be a “complement to the county.”

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 19-20. Satterfield/Nix

ZA 19-21 – Jim King requests a rezoning of 78 acres of property located at Georgia Highway 400 North TMP 113-051, 113-049, 113-050 and 113-098 from RA (Residential Agricultural) to RMF (Residential Multi-Family).

ZA 19-22 – Jim King requests a rezoning of 40 acres of property located at Georgia Highway 400 North TMP 113-051, 113-044-008, 113-043 and 113-043-044 from RA (Residential Agricultural) to CHB (Commercial Highway Business).

Planning & Development Director Jameson Kinley, with BOC approval, presented ZA 19-21 and ZA 19-22 together. Kinley said both applications meet the county’s Future Land Use Plan. He said the RMF portion of the application proposes 360 multi-family units that are semi-detached and the CHB portion of the application calls for 200,000 square feet of retail space. The application includes 78 acres for the RMF and 40 acres for the CHB. Kinley said, “It is located, I’m going say, on the corner of Kilough Church Road and Highway 400 - although it is almost surrounding the corner because there are parcels that are not a part of this that are actually on that corner.” Kinley said the Planning Commission recommended approval of the CHB portion; it recommended denial of the RMF portion and suggested the applicant attempt to work with the surrounding community regarding stipulations on the application.

Applicant Jim King of Ensite Civil Consulting in Dawsonville said he and his client have met numerous times with the surrounding community, specifically the Kilough Residential Community Task Force. He said an agreement has been reached. He detailed the process and noted some of the differences between his client's original plan and the plan that ultimately was submitted after working with the task force. "After working with the group...this is what was submitted and what [we] thought was palatable based on what I know of the area and the residents and everything...and it was not," said King. He said via additional meetings and correspondence, and "a very collaborative effort," the proposed townhomes were removed from the submitted application, a 100-foot buffer against Kilough Church Road was established, "TND" (traditional neighborhood homes) were introduced and commercial was reduced from 200,000 square feet to 175,000 square feet. In addition, King said his client limited the northernmost entrance "where all that was connected with a parkway. They were concerned about all the traffic coming out of the northernmost entrance, which is closest to the Kilough 400 intersection," said King. For safety reasons, that connection was removed and now only two buildings are connected to the northernmost driveway, according to King. He said the proposal limits the retail north of the powerline to much lower-impact uses and that all homes are semi-detached single-family homes. The proposal also establishes a 50-foot buffer to the homes closest to Kilough Church Road. King said his client agreed to a lot of conditions that "will make the development upscale and higher-priced homes."

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the applications.

The following spoke in favor of the applications:

- Mike Liberatore, Dawsonville

The following spoke in opposition to the applications:

- Hugh Stowers Jr., Dawsonville

Motion passed 3-1 to approve ZA 19-21 with the following stipulations:

1. The developer shall be responsible for a traffic study to be performed before the last final plat and any recommendations from that traffic study shall be implemented, to include the connection to the former Kroger shopping center;
2. The development shall be developed in general accordance with the site plan approved with this rezoning;
3. Developer agrees to place restrictions on rentals within the residential portion of the development. These restrictions shall be made a part of the declaration of covenants;
4. Developer agrees to use a minimum of six different residential building elevations so as to not create a cookie-cutter look within the community. Similar front facades shall not be placed adjacent to or across the street from each other;
5. The development shall have an amenity area that includes a minimum of a swimming pool and clubhouse, a children's playground, and walking trails throughout the common and open areas of the development;
6. The development shall have sidewalks along one side of the street throughout the entire development;

7. Developer shall plant at least two 3- to 4-foot caliper street trees in each front yard (and side yard on corner lots) adjacent to the right of way;
8. All grassed areas on dwelling lots shall be sodded;
9. All utilities shall be placed underground;
10. Development shall have covenants that require maintenance of the landscaped entrance area, open space and amenity areas by a mandatory Homeowners Association;
11. Each home in the development shall have not less than a two-car enclosed garage. Garage doors shall have the appearance of “carriage-style” doors;
12. Homes shall include a front façade and 4-foot down each side that is 33 percent or greater brick or stone. The remaining façade must include a combination of at least two of the following: board and batten, shake, or lap fiber cement siding. There shall be no vinyl or aluminum siding;
13. Single-family front-entry garage homes shall be restricted to a minimum of 2,000 square feet of heated space. Rear-entry garage homes shall be restricted to a minimum of 1,600 square feet and accessed by alleys. All homes shall have a minimum of a two-car garage;
14. Setbacks in the single-family area shall be a minimum of 20 feet to maintain pedestrian use of the proposed sidewalks. Front setbacks in the rear-entry garage neighborhood shall be a minimum of 5 feet;
15. Clusters of visitor parking shall be constructed within the rear-entry residential area;
16. A minimum of 100 feet of undisturbed buffer shall be maintained adjacent to Kilough Church Road;
17. No construction traffic shall use Kilough Church Road throughout the entirety of this project for any reason;
18. A minimum of 50 feet undisturbed buffer shall be maintained adjacent to all residential areas; however, if disturbed, shall be replanted to buffer standards;
19. Developer shall construct a 6-foot-high opaque wooden privacy fence along the property line adjoining parcel numbers 113-052, 113-052-001, 113-052-002, 113-052-003 and 113-115;
20. Developer and Kilough Residential Community Task Force prefer to have fully detached homes but are bound to semi-attached by the zoning ordinance. Developer shall work with Dawson County staff to try and resolve the conflict so that no attachment is required;
21. Developer agrees that fully attached units/townhomes shall be prohibited within this development;
22. All rear-entry garage homes will have a front porch with a minimum of 4 feet in depth; and
23. Developer shall mitigate the appearance of the wall that connects the units with vegetation in order to hide the appearance of the wall.

Gaines/Satterfield- Commissioner Fausett opposed the motion

Motion passed 3-1 to approve ZA 19-22 with the following stipulations:

1. The developer shall be responsible for a traffic study to be performed before the last final plat and any recommendations from that traffic study shall be implemented, to include the connection to the former Kroger shopping center;
2. The development shall be developed in general accordance with the site plan approved with this rezoning;

3. The two flex spaces labeled “G” an “H” shall be the only two buildings that are able to utilize the northernmost proposed driveway on to Highway 400;
4. Commercial development north of the power line in buildings labeled “E” through “H” shall be limited to the following uses: Flex Space, Retail, Climate Controlled Self Storage and Class A or B office space. Fast food restaurants and drive-thru sales are prohibited;
5. The commercial area is to be developed in phases. The phases not being built are to be left undisturbed until such time that they are to be constructed unless needed to balance earthwork in other phases. If disturbed, they must be replanted according to condition planting specifications within these stipulations. A minimum of a 25-foot undisturbed buffer along Highway 400 shall be maintained in the commercial area until such time that this area is to be developed;
6. All utilities shall be placed underground;
7. Development shall have covenants that require maintenance of the landscaped entrance area, open space and amenity areas by a mandatory Homeowners Association;
8. A minimum of 100 feet undisturbed buffer shall be maintained adjacent to Kilough Church Road;
9. No construction traffic shall use Kilough Church Road throughout the entirety of this project for any reason;
10. In areas along the Highway 400 frontage where an undisturbed buffer is less than 50 feet between the edge of pavement and the development is not maintained, 6-foot caliper canopy trees (oaks, maples, elm, etc.) shall be planted a minimum of 30 feet on center along the right of way. In addition, minimum 24- to 30-inch-tall shrubs shall be planted a minimum of 4 feet off center in a double row; and
11. The development must meet the Highway 400 Corridor guidelines.

Gaines/Nix- Commissioner Fausett opposed the motion

UNFINISHED BUSINESS:

Consideration of 2019 Salary Study (Tabled from the December 5, 2019, Voting Session)

Motion passed 3-1 to table the 2019 Salary Study until the January 16, 2020, Voting Session.

Gaines/Nix- Commissioner Satterfield opposed the motion

Consideration of Request for Impact Fees for Library Materials (Tabled from the December 5, 2019, Voting Session)

Motion passed 4-0 to approve the Request for Impact Fees for Library Materials. Nix/Satterfield

NEW BUSINESS:

Consideration of Revised Dawson County Employee Handbook

Motion passed 4-0 to table the Revised Dawson County Employee Handbook until the January 16, 2020, Voting Session. Fausett/Gaines

Consideration of Sell of Approximately 300 Acres on Dawson Forest Road

Motion passed 3-1 to Approve Sell of Approximately 300 Acres on Dawson Forest Road.

Satterfield/Fausett- Commissioner Nix opposed the motion

Consideration of FY 2020 Public Defender Intergovernmental Agreement Between Dawson and Hall Counties

Motion passed 4-0 to approve the FY 2020 Public Defender Intergovernmental Agreement Between Dawson and Hall Counties. Nix/Satterfield

Consideration of Family Connection Fiscal Agent Request

Motion passed 4-0 to approve the Family Connection Fiscal Agent Request. Gaines/Fausett

Consideration of Zencity Technology Platform Proposal

Motion passed 4-0 to deny the Zencity Technology Platform Proposal. Gaines/Nix

Consideration of Board Appointment:

- **Board of Tax Assessors**
 - Tom Camp or Tim Goodyear- appointment (Term: January 2020 through December 2024)

Motion passed 4-0 to approve the appointment of Tom Camp to the Board of Assessors for a term of January 2020 through December 2024. Nix/Gaines

Consideration of 2020 Board of Commissioners Vice Chair Appointment

Motion passed 3-1 to approve to appoint Commissioner Gaines as the 2020 Board of Commissioners Vice Chair. Thurmond/Nix- Commissioner Gaines abstained

Consideration of RFP #360-19 - Legal Services for Dawson County Constitutional Officers / Elected Officials / County Employees Recommendation

Motion passed 4-0 to approve to extend the current Interim County Attorney agreement with Jarrard & Davis LLP through January 31, 2020. Fausett/Satterfield

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk