

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – AUGUST 18, 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 AND PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

Chairman Thurmond announced that FY 2023 public budget hearings would be held beginning at 9 a.m. August 23-25, 2022, in the Dawson County Government Center Assembly Room.

**APPROVAL OF MINUTES:**

Motion passed 3-1 to approve the Minutes of the Work Session held on August 4, 2022. Satterfield/Dooley- Commissioner Fausett abstained

Motion passed 3-1 to approve the Minutes of the Voting Session held on August 4, 2022. Dooley/Gaines- Commissioner Fausett abstained

**APPROVAL OF AGENDA:**

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

- Addition of Nos. 2-4 under New Business:
  - Scope of Services for Impact Fee Program Update and Amendment
  - A Request for Funding to Perform Land Survey and Phase 1 Environmental Assessment on Donated Property from Anne L. Styles
  - Authorize an Appeal of the County's 2021 Tax Digest to the State Auditor

Fausett/Dooley

**PUBLIC COMMENT:**

None

**ALCHOL LICENSE:**

*New Alcohol License (Retail Consumption of Beer, Wine and Distilled Spirits) - Dawsonville Mac LLC d/b/a Taco Mac*

Motion passed 4-0 to approve a New Alcohol License (Retail Consumption of Beer, Wine and Distilled Spirits) - Dawsonville Mac LLC d/b/a Taco Mac. Satterfield/Gaines

**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 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). (Last tabled from the July 21, 2022, Voting Session; a public hearing was held at the May 19, 2022, Voting Session)

Planning & Development Director Sharon Farrell said the applicant requested to withdraw the application.

Chairman Thurmond said there was a written request from the applicant, who cited the increasing cost to develop the site and other associated economic reasons behind the request to withdraw.

A public hearing was held at the May 19, 2022, BOC Voting Session.

Motion passed 4-0 to accept a withdrawal request for ZA 22-04. Gaines/Dooley

SU 22-02 - Happy Dog Retreat Inc. requests a Special Use to gain zoning compliance of TMP 070-005-001 for a pet boarding and kennel facility in a RA (Residential Agriculture) zoning (Elliott Family Parkway).

Planning & Development Director Sharon Farrell said, “We believe this land use has been out there for probably close to 30 years, but they would like to add an office and I believe some other indoor recreation for their guests.” She said the Planning Commission recommend approval of the application with two stipulations.

Applicant Laura Manner, owner of Happy Dog Retreat, said she purchased the property about five years ago and that all the buildings already were in place. “The problem that I’ve had in running this business is in the process of their construction they put the office right outside of one of the kennel doors so it’s really hard to answer phones and have business going on at the same time with dogs moving and being exercised,” said Manner. She also said there is a cement pad that has been in place since she purchased the property and that she would like to make an enclosed recreation area on that space.

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 SU 22-02 with the following stipulations:

1. All animal service and confinement areas shall be climate controlled; and
2. The building shall be designed and certified and sound attenuated.

Fausett/Satterfield

ZA 22-16 - Noah and Rachel Behel request to rezone TMP 092-047 and 092-047-001 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purposes of subdividing the parcel to RSR standards (Highway 9 North).

Planning & Development Director Sharon Farrell said the property is just less than 10 acres and fronts Highway 9 North. “It’s basically to do a minor plat, to split the property into two,” said Farrell, adding that the Planning Commission recommended approval of the application.

Applicants Noah and Rachel Behel addressed the board. Noah Behel said, “We purchased a piece of property and we’re wanting to give [Rachel’s brother and sister-in-law] half of it, but them actually own half of it – just dividing the property lines so that they can build and we can build.”

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 22-16. Fausett/Gaines

ZA 22-17 - Fred Stowers requests to rezone TMP 111-036 from RSR (Residential Sub-Rural) to RA (Residential Agriculture) for agricultural purposes (Stowers Creek Circle).

Planning & Development Director Sharon Farrell said the property is just less than 100 acres. “Mr. Stowers just simply wants to downzone it,” she said. Farrell said the Planning Commission recommended approval of the application.

Applicant Fred Stowers said he would like to change the zoning designation “back to RA.”

Motion passed 4-0 to approve 22-17. Satterfield/Dooley

Motion passed 4-0 to refund applicant Fred Stowers a \$250 zoning application fee in response to an apparent administration/clerical issue. Gaines/Dooley

ZA 22-18 - Eastgate Holdings LLC requests to rezone TMP 106-214 from RA (Residential Agriculture) to CIR (Commercial Industrial Restricted) for purposes of developing office/warehouse space (Lumpkin Campground Road South).

Planning & Development Director Sharon Farrell said the request is “consistent with the future land use and the development activity in that area.” She said the Planning Commission recommend approval of the application.

The applicant was not present.

Motion passed 4-0 to approve ZA 22-18 with the following stipulations:

1. A traffic study is required prior to submission of a land disturbance permit;
2. Roadway entrances and improvements, including necessary acceleration and/or deceleration lane(s) and left/right turn lanes, shall be designed, installed and maintained as approved by the state department of transportation, as applicable, or the director of engineering, in accordance with state or county requirements, as applicable and as may be amended from time to time;
3. A minimum of 10 feet of additional right of way along Lumpkin Campground Road frontage that is necessary for future road expansion;
4. Loading and unloading areas shall not be located closer than 50 feet from the right of way of a public street;
5. A minimum 15-foot-wide landscape strip shall be required along all side and rear lot lines, except in cases where access areas are approved. The area surrounding the road entrance(s) to the site or area, front, side, and rear landscape strips, required parking lot landscaping, and all other required landscaping shall be designed and installed according to plans prepared by a professional landscape architect;

6. All landscape design shall incorporate a minimum of 40 percent evergreen plantings (trees, shrubs and groundcovers). All plant material must be Georgia native; and
7. The developer shall employ a third-party erosion control monitoring firm for the project. The firm shall be responsible for inspection of construction sites and implementation of Stormwater and Erosion Control Ordinances.

Satterfield/Fausett

**NEW BUSINESS:**

Consideration of Application for Parade and Assembly - Five Star NTP Bootlegger Triathlon

Motion passed 4-0 to approve an Application for Parade and Assembly - Five Star NTP Bootlegger Triathlon. Fausett/Gaines

Consideration of Scope of Services for Impact Fee Program Update and Amendment

Motion passed 4-0 to approve a Scope of Services for Impact Fee Program Update and Amendment for \$63,700; funds will come from impact fees and General Fund, and work will be performed by Ross+associates. Satterfield/Dooley

Consideration of a Request for Funding to Perform Land Survey and Phase 1 Environmental Assessment on Donated Property from Anne L. Styles

Motion passed 4-0 to approve a Request for Funding to Perform Land Survey and Phase 1 Environmental Assessment on Donated Property from Anne L. Styles; \$16,500 will come from General Fund. Fausett/Gaines

Consideration to Authorize an Appeal of the County's 2021 Tax Digest to the State Auditor

Motion passed 4-0 to approve to Authorize the Dawson County Tax Assessor's Office and legal counsel to appeal the correctness of the Department of Audits' Property Tax Digest for the 2021 Dawson County audit. Gaines/Dooley

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk