

DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – APRIL 5, 2018
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE
6:00PM

ROLL CALL: Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Hamby, District 3; Commissioner Nix, District 4; County Manager Headley; County Attorney Frey; County Clerk Cloud; and interested citizens of Dawson County.

OPENING PRESENTATIONS:

LifeLink National Donate Life Month Proclamation

Motion passed unanimously to approve the LifeLink National Donate Life Month Proclamation as written. Nix/Gaines

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

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Following a question from Commissioner Fausett, it was confirmed that the regularly scheduled April 26, 2018, work session will be held April 24, 2018, due to several commissioners traveling to Savannah, Georgia, for a conference and training.

APPROVAL OF MINUTES:

Motion passed 3-0 to approve the minutes from the Voting Session held on March 15, 2018. Nix/Gaines- Commissioner Hamby abstained

Motion passed unanimously to approve the minutes from the Work Session held on March 22, 2018. Gaines/Hamby

APPROVAL OF AGENDA:

Motion passed unanimously to approve the agenda with the following change:

- Item No. 1 under New Business- Consideration of Amendments to 2017 Capital Improvements Elements (CIE)- will be voted on immediately following the hearing.

Nix/Fausett

PUBLIC COMMENT:

None

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.

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, 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.

Jim King, representing the applicant, said the proposed LifeHope senior living campus would include independent living and assisted living facilities, memory care, medical offices and retail. He said the applicant, Richmond Honan Development & Acquisitions, is well founded and has developed class-A medical office space for many years.

Doug Shaw of Jericho Design Group, representing the applicant, presented a video depicting the proposed campus. He said the integrated campus would have a “village-like” feel and said he believes it would “blaze new trails for the citizens here” so they do not have to travel to neighboring communities for access to such a facility. Shaw said the site would be developed

concurrently - with the retail/loft portion likely coming first, followed by the assisted living and residential components; a completion date has not been set. Shaw said the development would use permanent materials and include large swaths of greenspace and feature walking trails.

Scott Honan and Lea Richmond III, principals of applicant Richmond Honan Development & Acquisitions, provided details about their backgrounds and the proposed LifeHope development. Honan said he and Richmond have been partners for nearly 25 years and met during Bible study.

Honan said the LifeHope concept originated in Tampa, Florida, and there also is a campus in Alpharetta, Georgia, which opened in 1996 and continues to expand. He said Richmond Honan is committed to the communities it enters. Honan said LifeHope would be made as affordable as possible and that it intends to offer external services like in-home care for those who may not be able to afford its services.

Richmond said Richmond Honan is a community-oriented company and would be and remain involved in Dawson County. Richmond said his elderly father resides in Lanier Village Estates and said that it is a “very good facility”; he said LifeHope would “meet or beat” Lanier Village Estates in terms of quality.

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.

- Karen Covington- Dawsonville, Georgia, said that she was neither for nor against the application but was concerned as to whether the developer would be sensitive to the residents who live behind the proposed development. She expressed concern about the possibility of increased traffic generated by the development and asked about the possibility of a barrier (wall, landscaping, etc.) between her neighborhood and the development.
- Tony Passarello- Dawsonville, Georgia, said that he was neither for nor against the application but wished to know more about a potential traffic light on Georgia 400 that Shaw mentioned in his response to Covington’s comments.

Chairman Thurmond 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 approve ZA 17-09 with the stipulations recommended by the Planning Commission. Gaines/Hamby

PUBLIC HEARING:

Resolution Transmitting a Draft Capital Improvements Element (CIE) (1st of 1 hearing)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the Resolution Transmitting a Draft Capital Improvements Element.

None spoke in favor or against the Resolution Transmitting a Draft Capital Improvements Element.

Motion passed unanimously to approve the Resolution Transmitting a Draft Capital Improvements Element to the Georgia Mountains Regional Commission. Nix/Gaines

CONSENT AGENDA:

Consideration of Blaw-Knox Tracked Paver Purchase

Motion passed unanimously to approve a purchase order to ASC Construction Equipment USA for a Blaw-Knox Tracked Paver for the Public Works department for \$397,051, which will come from approved SPLOST VI funds. Hamby/Nix

County Attorney Compensation

Motion passed unanimously to approve a \$5,000 annual compensation increase for County Attorney Lynn Frey as part of Frey's conditional offer of employment in 2017. Nix/Gaines

UNFINISHED BUSINESS:

Consideration of Text Amendments to the Development and Design Guidelines Georgia 400 Corridor (tabled from the March 15, 2018, Voting Session)

Motion passed unanimously to approve the Text Amendments to the Development and Design Guidelines Georgia 400 Corridor as written. Gaines/Fausett

NEW BUSINESS:

Consideration of Application for Parade & Assembly - Sheriff's Office Ride for Relay

Motion passed unanimously to approve the Application for Parade & Assembly - Sheriff's Office Ride for Relay. Nix/Hamby

Consideration of Request for Additional School Resource Officers

Motion passed unanimously to approve two Additional School Resource Officers and a traffic control officer, the cost of which will be split between Dawson County and the Dawson County Board of Education. Gaines/Hamby

Consideration of Request to Upgrade Part-Time Magistrate Court Clerk Position to Full-Time Position

Motion passed 3-2 to Upgrade the Part-Time Magistrate Court Clerk Position to a Full-Time Position. Gaines/Hamby- Commissioners Fausett and Nix opposed the motion and Chairman Thurmond voted in order for the item to pass

Consideration of Salary Increase Request for Magistrate Court Clerks Earning Georgia Information Crime Center Certification

Motion passed unanimously to deny the Salary Increase Request for Magistrate Court Clerks Earning Georgia Information Crime Center Certification. Gaines/Nix

Consideration of IFB #308-18- Emergency Medical Supplies for Emergency Services

Motion passed unanimously to approve IFB #308-18- Emergency Medical Supplies for Emergency Services to Nashville Medical & EMS Products for 208 items with the lowest combined pricing and Bound Tree Medical for the 28 items without an offer from Nashville Medical, with the lowest combined pricing, and approve the contracts as submitted for a one-year term with two renewal options. Nix/Hamby

Ratification of FY 2018 Homeland Security Grant Program Application for Emergency Services' K9 Search & Rescue Team

Motion passed unanimously to ratify FY 2018 Homeland Security Grant Program Application for Emergency Services' K9 Search & Rescue Team. Hamby/Fausett

Consideration of Request to Write Off Old Debt for Ambulance Billing

Motion passed unanimously to approve the Request to Write Off Old Debt for Ambulance Billing in the amount of \$557,080.94. Fausett/Gaines

Consideration of Board Appointments:

- Tax Assessors Board
 - Jo Ann Overstreet Hause- replacing Kendy Bennett (Term: April 2018 through December 2022)
- Tree Preservation Committee
 - George Lyons- reappointment (Term: April 2018-December 2021)
 - Bob Speight- reappointment (Term: April 2018-December 2021)
 - Judy Baer- appointment to chair (Currently Serving: January 2011-December

Motion passed unanimously to appoint Jo Ann Overstreet Hause to the Dawson County Tax Assessors Board with a term of April 2018 through December 2022. Fausett/Hamby

Motion passed unanimously to reappoint George Lyons and Bob Speight to the Dawson County Tree Preservation Committee with terms April 2018-December 2021 and to appoint Judy Baer to chair of the Tree Preservation Committee until her current term expires in December 2018. Gaines/Hamby

Consideration of Annexations #C8-00085 through #C8-00089 and #C8-00099 through #C8-00103

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

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk