

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, FEBRUARY 16, 2023
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

A. ROLL CALL

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

D. APPROVAL OF MINUTES

- [1.](#) Minutes of the Work Session held on February 2, 2023
- [2.](#) Minutes of the Voting Session held on February 2, 2023

E. APPROVAL OF AGENDA

F. PUBLIC COMMENT

G. PUBLIC HEARING

- [1.](#) Extension of an Existing Moratorium on the Acceptance of Residential Rezoning Applications (*1st of 1 hearing*)

H. PUBLIC COMMENT

I. ADJOURNMENT

**An Executive Session may follow the Voting Session meeting.*

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons.

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – THURSDAY, FEBRUARY 2, 2023
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

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

Chairman Thurmond added item b. under No. 4 Board Appointments under New Business:

- Development Authority
 - Gary Vaughters- replacing Gary Coates (Term: Through December 2026)

NEW BUSINESS

1. Presentation of Request to Apply for a 2024 Georgia Department of Natural Resources Land and Water Conservation Fund Grant for the Construction of Bike and Walking Trails at the Styles Park Property- Parks & Recreation Director Matt Payne
This item will be added to the February 2, 2023, Voting Session Agenda.
2. Presentation of Employee Evaluation Incentive Program for 2023- Interim County Manager Vickie Neikirk/Human Resources Director Kristi Finley
This item will be added to the February 2, 2023, Voting Session Agenda.
3. Presentation of Lease Agreement Between Dawson County and Rocky Hill Cattle Company LLC- County Attorney Angela Davis
Commissioner Stowers recused himself from discussion and abstained from any vote since he said can benefit financially for providing veterinary services to Rocky Hill Cattle Company on the subject property.
This item will be added to the February 2, 2023, Voting Session Agenda.
4. Presentation of Board Appointments:
 - a. **Chestatee-Chattahoochee Resource Conservation & Development Council**
 - i. George Lyons- *reappointment* (Term: Through December 2026)
 - ii. Seth Stowers- *replacing Sharon Fausett* (Term: Through December 2026)
 - b. **Development Authority**
 - i. Gary Vaughters- *replacing Gary Coates* (Term: Through December 2026)*This item will be added to the February 2, 2023, Voting Session Agenda.*
5. County Manager Report
This item was for information only, with Planning & Development's Margaret Honn being recognized as the Rotary Club of Dawson County's Employee of the Year.
6. County Attorney Report
County Attorney Davis had no information to report.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, FEBRUARY 2, 2023
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; Interim County Manager Vickie Neikirk; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

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 January 19, 2023.
Dooley/Stowers

Motion passed 4-0 to approve the Minutes of the Voting Session held on January 19, 2023.
Gaines/Bruce

APPROVAL OF AGENDA:

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

- Addition of Nos. 8-11 Under New Business:
 - Request to Apply for a 2024 Georgia Department of Natural Resources Land and Water Conservation Fund Grant for the Construction of Bike and Walking Trails at the Styles Park Property
 - Employee Evaluation Incentive Program for 2023
 - Lease Agreement Between Dawson County and Rocky Hill Cattle Company LLC
 - Board Appointments:
 - **Chestatee-Chattahoochee Resource Conservation & Development Council**
 - George Lyons- *reappointment* (Term: Through December 2026)
 - Seth Stowers- *replacing Sharon Fausett* (Term: Through December 2026)
 - **Development Authority**
 - Gary Vaughters- *replacing Gary Coates* (Term: Through December 2026)

Bruce/Gaines

PUBLIC COMMENT:

None

NEW BUSINESS:

Consideration of School Resource Officer Position Request

Motion was made by Commissioner Gaines to approve a School Resource Officer Position Request at an amount of \$77,877, funds that will come from General Fund's fund balance and that will be reimbursed 50 percent by the Dawson County Board of Education. The motion was seconded by Commissioner Bruce.

Commissioner Gaines amended his motion to change the amount to \$78,887. Commissioner Bruce amended her second. Motion passed 4-0.

Consideration of Retirement Award of Firearm and Badge for Sheriff's Lieutenant Michener Long

Motion passed 4-0 to approve a Retirement Award of Firearm and Badge for Sherriff's Lieutenant Michener Long. Dooley/Stowers

Consideration of Special Weapons and Tactics (SWAT) Vehicle Purchase

Motion passed 4-0 to approve a Special Weapons and Tactics (SWAT) Vehicle Purchase for the Sheriff's Office; to allow the chief financial officer to request quotes from banking sources for the best interest rate and terms, enter a cooperative agreement through the federal General Services Administration contract #GS07F-169DA, to allow purchasing to issue a purchase order once funding has been secured, and to obtain financing if necessary. Funds will come from the Sheriff's Office Special Purpose Local Option Sales Tax VII vehicle fund. Dooley/Bruce

Consideration of Family Connection Fiscal Agent Request

Motion passed 4-0 to approve a Family Connection Fiscal Agent Request. Gaines/Stowers

Consideration of Request to Accept Hazard Mitigation Assistance Grant

Motion passed 4-0 to approve a Request to Accept a Hazard Mitigation Assistance Grant. Stowers/Gaines

Consideration of IFB #412-22 - Highway 53 and Thompson Creek Park Road Roundabout

Motion passed 4-0 to approve IFB #412-22 - Highway 53 and Thompson Creek Park Road Roundabout; to accept the bids received, approve a contract to Vertical Earth in the amount of \$1,547,083.74, accept \$1,061,817 from Georgia Department of Transportation in Local Maintenance & Improvement Grant funds, and approve a 10 percent contingency of \$154,708.40 that will come from General Fund's fund balance. Gaines/Bruce

Consideration of Corridor Study - Lumpkin Campground Road

Motion passed 4-0 to approve a Corridor Study – Lumpkin Campground Road in the amount of \$29,675; funds will come out of \$150,000 for Lumpkin Campground Road improvements provided by the developer as stipulated in a zoning application 22-19/variance request 22-14 approval in October 2022. Bruce/Stowers

Consideration of Request to Apply for a 2024 Georgia Department of Natural Resources Land and Water Conservation Fund Grant for the Construction of Bike and Walking Trails at the Styles Park Property

Motion passed 4-0 to approve a Request to Apply for a 2024 Georgia Department of Natural Resources Land and Water Conservation Fund Grant for the Construction of Bike and Walking Trails at the Styles Park Property. Bruce/Stowers

Consideration of Employee Evaluation Incentive Program for 2023

Motion passed 4-0 to approve 2023 employee evaluations being completed on an employee's anniversary date of hire, at which time an employee will receive a longevity increase and may receive any applicable Paid Time Off merit. First-year employees, who were not eligible for a 2022 evaluation and resulting January 2023 monetary merit, will receive any applicable monetary merit on their one-anniversary date of hire in 2023 based on their employee evaluation in 2023. Dooley/Bruce

Consideration of Lease Agreement Between Dawson County and Rocky Hill Cattle Company LLC

Motion passed 3-0 to approve a Lease Agreement Between Dawson County and Rocky Hill Cattle Company LLC. Gaines/Bruce- Commissioner Stowers abstained

Consideration of Board Appointments:

- Chestatee-Chattahoochee Resource Conservation & Development Council
 - George Lyons- reappointment (Term: Through December 2026)
 - Seth Stowers- replacing Sharon Fausett (Term: Through December 2026)
- Development Authority
 - Gary Vaughters- replacing Gary Coates (Term: Through December 2026)

Motion passed 4-0 to approve the reappointment of George Lyons and appointment of Seth Stowers to the Chestatee-Chattahoochee Resource Conservation & Development Council, and the appointment of Gary Vaughters to the Development Authority. Terms will run through December 2026. Bruce/Dooley

PUBLIC COMMENT:

Ren Hall, Dawsonville, Georgia, said he “fled taxes” from Fulton County to Dawson County, “so I was really alarmed this last week when I applied for a permit and, of course, the permit was to finish a building that I never finished six years ago, and I saw a \$2,600 impact fee. [I] swallowed my tongue because, now that I’m retired, I’m on Social Security and that’s about 80 percent of my Social Security for a month.” He said he then did a “deep dive” on impact fees. He said he does not feel impact fees are reasonable for private citizens building on their own property, particularly in rural areas. “I understand all the development going in on the east side and that puts an added strain on the government to keep up with them...” Hall, a military veteran, said he just wants to retire on his property on Cowart Road that he purchased 12 years ago. He said his taxes have doubled since that time, and “then I saw this fee being assessed to me to build on my property and it leads me to here, which is the last thing I actually want to do.” Hall said he had gotten all his permits to build on the property a number of years ago prior to the implantation of the current impact fee schedule but never got a certificate of occupancy. He said he would like the board to reconsider impact fees on individuals; “it’s an undue tax,” he noted.

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss personnel. Gaines/Bruce

Motion passed 4-0 to come out of Executive Session. Dooley/Bruce

Motion passed 4-0 to approve an amendment to the Dawson County employee handbook in regards to the salary of the county manager. Stowers/Bruce

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

A RESOLUTION OF THE DAWSON COUNTY BOARD OF COMMISSIONERS EXTENDING AN EXISTING MORATORIUM ON ACCEPTANCE OF APPLICATIONS FOR REZONING TO THE RT RESIDENTIAL TOWN, RS-2 RESIDENTIAL SUBURBAN, RS-3 RESIDENTIAL SUBURBAN, RPC RESIDENTIAL PLANNED COMMUNITY, C-PCD COMMERCIAL PLANNED COMPREHENSIVE DEVELOPMENT DISTRICT, RMF RESIDENTIAL MULTI-FAMILY, RMHP RESIDENTIAL MANUFACTURED, AND MIXED-USE VILLAGE LAND USE DISTRICTS OF THE DAWSON COUNTY LAND USE RESOLUTION

WHEREAS, the Dawson County Land Use Resolution (“Land Use Resolution”) regulates the use of property located in Dawson County, Georgia (“County”); and

WHEREAS, the Dawson County Board of Commissioners (“Board”) is the governing body of the County, and therefore, is responsible for providing appropriate public infrastructure and services to best serve the public interest, including but not limited to such infrastructure and services associated with current and future development within the County; and

WHEREAS, the Board has become concerned that the pace of development within the County may outpace the ability of the County to provide sufficient infrastructure and services under the current financial circumstances; and

WHEREAS, the Board believes that fiscal responsibility is necessary with respect to the provision of public infrastructure and services; and

WHEREAS, the Board is concerned that current and future residential development within the County has begun and will continue to create a fiscal imbalance if allowed to proceed under the current financial framework; and

WHEREAS, the Board desires to update its impact fee program to reflect the current fiscal realities associated with providing adequate services for residential use in the County; and

WHEREAS, the Board desires to consider amendments to the Land Use Resolution to potentially assist in creating an appropriate balance between residential development and the infrastructure necessary to service the development; and

WHEREAS, the Board desires to delay further residential development in the County until the Board has considered possible changes to the impact fee program and/or amendment of the Land Use Resolution; and

WHEREAS, on July 7, 2022, the Board adopted a temporary moratorium (“Moratorium”) barring through August 5, 2022, the acceptance of applications for rezoning to the residential land use districts identified in Article III and the C-PCD Commercial Planned Comprehensive Development District, and the Mixed-Use Village Use District of the Land Use Resolution; and

WHEREAS, on August 5, 2022, the Board approved an extension of the Moratorium through November 2, 2022; and

WHEREAS, on October 20, 2022, the Board approved an emergency extension of the Moratorium through November 18, 2022; and

WHEREAS, the Board continues to consider updates to its impact fee program and possible amendments to the Land Use Resolution, but does not expect them to be in place before the current expiration

of the Moratorium; and

WHEREAS, on November 17, 2022, the Board conducted a public hearing to consider the possible extension of the Moratorium; and

WHEREAS, the Board finds that extending the existing Moratorium barring the acceptance of applications for rezoning to the RT Residential Town, RS-2 Residential Suburban, RS-3 Residential Suburban, RPC Residential Planned Community, C-PCD Commercial Planned Comprehensive Development District, RMF Residential Multi-Family, RMHP Residential Manufactured, and Mixed-Use Village land use districts of the Land Use Resolution until February 17, 2023, to be reasonably necessary, the least restrictive means available, a reasonable exercise of the County's police power, and in the best interests of the public health, safety, and welfare;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF DAWSON COUNTY, GEORGIA, AS FOLLOWS:

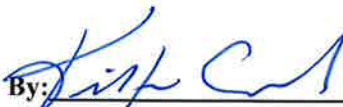
1. The Dawson County Board of Commissioners does hereby extend the existing Moratorium barring the acceptance of applications for rezoning to the RT Residential Town, RS-2 Residential Suburban, RS-3 Residential Suburban, RPC Residential Planned Community, C-PCD Commercial Planned Comprehensive Development District, RMF Residential Multi-Family, RMHP Residential Manufactured, and Mixed-Use Village land use district of the Land Use Resolution until February 17, 2023.
2. The Moratorium extended by this Resolution shall terminate on the earliest date of (1) February 17, 2023; (2) approval by the Dawson County Board of Commissioners of an additional moratorium after a public hearing; or (3) Board action terminating the moratorium.
3. This Resolution shall be effective upon a majority vote by the Board of Commissioners.

SO RESOLVED this 17th day of November, 2022, the public's health, safety, and welfare demanding it.

DAWSON COUNTY BOARD OF COMMISSIONERS

By: 
Billy Thurmond, Chairman

Attest:

By: 
Kristen Cloud, County Clerk





DAWSON COUNTY ANNOUNCEMENT AND ADVERTISEMENT REQUEST

Submitting Department:	Planning & Development	Department contact name:	
Submittal Date:	1/20/2023	Run Dates:	Jan 25 and Feb 01
AD Description:	Notice of Public Hearing	Section of Paper:	Legals
Name of Paper:	Dawson County News	Do you want your ad online?	Yes
<p>Public Notice:</p> <p>The Dawson County Board of Commissioners will hear public input in regard to the possible extension of the existing moratorium on the acceptance of residential rezoning applications at the Board of Commissioners meeting at the February 16, 2023, Voting Session following the 4:00 Work Session in the Dawson County Government Center, Assembly Room 2303, located at 25 Justice Way, Dawsonville, Georgia.</p> <p>If you have any questions or concerns regarding this or need special accommodations, please contact Kristen Cloud, County Clerk, at 706-344-3500, ext. 42235. All interested parties are invited to attend and be heard.</p>			