DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, JULY 16, 2026
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
FOLLOWS 5 PM WORK SESSION BUT BEGINS NO EARLIER THAN 6 PM

A. ROLL CALL

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

D. APPROVAL OF MINUTES

1. Minutes of the Work Session held on July 2, 2026
2. Minutes of the Voting Session held on July 2, 2026

E. APPROVAL OF AGENDA

F. PUBLIC COMMENT

G. PUBLIC HEARINGS

1. Amendment of Chapter 30 (Occupational Tax Certificate/Business Licensing) and Readoption of the Amended Community Development Fee Schedule *(3rd of 3 hearings; 1st hearing for an Amended Community Development Fee Schedule was held on May 21, 2026, and 2nd hearing was held on June 4, 2026, at which time that item was tabled until July 16, 2026, for another public hearing after readvertising to include a proposed Chapter 30 amendment)*

2. Amendments to the Dawson County Code of Ordinances, Chapter 109 (Environmental – Trees, Landscaping, Buffers, Erosion Control, Watershed Management, Stormwater) *(2nd of 2 hearings; 1st hearing was held on July 2, 2026)*

3. Adoption of a Resolution Authorizing the Transmittal of a Draft Capital Improvements Element Annual Update to the Georgia Mountains Regional Commission for Regional and State Review *(2nd of 2 hearings; 1st hearing was held on July 2, 2026)*

H. ZONINGS

1. ZA 26-14 - Sean Courtney has submitted a request to the proper authorities on behalf of Bold Wealth Management for a Land Use Amendment to rezone approximately 20.89 surveyed acres from RA (Residential Agriculture) to CHI (Commercial Highway Intensive) to allow for a proposed office, flex and warehouse development. The proposed rezoning is consistent with the Georgia 400 Mixed Use Future Land Use/Character Area Map. The subject property is located at Whitmire Drive, Dawsonville, GA 30534 (Parcel Nos. 107-078, 107-078-004, 107-078-005 and 107-077). *(Tabled from May 21, 2026, at which time a hearing was held, and tabled again from June 18, 2026; the application was readvertised for an additional hearing to be held on July 16, 2026)*

2. ZA 26-16 - Tyler Hester has submitted a request to the proper authorities for a Land Use Amendment to rezone approximately 5.13 surveyed acres from RSR (Residential Sub-Rural) to RA (Rural Agriculture) to allow for an accessory building to be built before the principal building. The proposed rezoning is consistent with the Rural Living Future Land Use/Character Area Map. The subject property is located at 1693 Cowart Road, Dawsonville, GA 30534 (Parcel No. 038-014).

3. ZA 26-17 - Amy Butler has submitted a request to the proper authorities for a Land Use Amendment to rezone approximately 5 surveyed acres from RA (Rural Agriculture) to RRE (Residential Rural Estate) to allow for adjustment of property acreage to 3 surveyed acres. The proposed rezoning is consistent with the Rural Living Future Land Use/Character Area Map. The subject property is located at 1337 Amicalola Church Road, Dawsonville, GA 30534 (Parcel No. 035-017-002).

4. ZA 26-18 - Davis Engineering & Surveying has submitted a request to the proper authorities to amend the Future Land Use/Character Area designation from Dawson to Crossroads Commercial, followed by a rezoning from RSRMM (Residential Sub-Rural Manufactured/Moved) to CCB (Commercial Community Business). In addition, a Special Use Permit will be required to allow parking (outdoor storage) of operable vehicles, including cars, trucks, RVs, campers, boats, and similar uses. The subject property consists of approximately 6.689 surveyed acres. The property is located at the corner of Valley Road and Highway 53 East, Dawsonville, GA 30534 (Parcel No. 094-094).

I. NEW BUSINESS

1. Consideration of Request to Appoint a 5- or 7-Member Citizen Advisory Committee to Study a Community Health/Property Maintenance Ordinance

J. ADJOURNMENT

An Executive Session may follow the Voting Session.

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.