DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, NOVEMBER 19, 2026
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
FOLLOWS 4 PM WORK SESSION BUT BEGINS NO EARLIER THAN 5 PM

A. ROLL CALL

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

D. APPROVAL OF MINUTES

1. Minutes of the Work Session held on November 5, 2026
2. Minutes of the Voting Session held on November 5, 2026

E. APPROVAL OF AGENDA

F. PUBLIC COMMENT

G. PUBLIC HEARING

1. Amendment of Chapter 22 (Fire Prevention and Protection) of the County Code of Ordinances to Update the Fire Prevention Division Fee Schedule *(2nd of 2 hearings; 1st hearing was held on November 5, 2026)*

H. ZONINGS

1. ZA 26-23: Kerry Ward has submitted an application to the proper authorities requesting a rezoning of 3.0 surveyed acres from RA (Residential Agriculture) to RRE (Residential Rural Estate) to allow the property to be subdivided from its parent parcel. The proposed rezoning is consistent with the Rural Living Land Use/Character Area Map. The subject property is located at 81 Rowell Drive, Dawsonville (Parcel No. 055-028).

2. ZA 26-24: Harold Nissley has submitted an application to the proper authorities to amend the Future Land Use/Character Area designation of 2.1 acres from Rural Living to Lanier, followed by a rezoning from RRE (Residential Rural Estate) to RSR (Residential Sub-Rural), to allow for building of a single-family residence. The subject property consists of approximately 2.1 acres. The property is located off Auraria Road on the private drive Auraria Hills/Auraria Ridge, Dawsonville (Parcel No. 116-002).

3. ZA 26-25: Amy Butler has submitted an application to the proper authorities requesting a rezoning of 3.0 surveyed acres from RA (Residential Agriculture) to RRE (Residential Rural Estate) to allow the property to be subdivided from its parent parcel. The proposed rezoning is consistent with the Rural Living Land Use/Character Area Map. The subject property is located at 1529 Amicalola Church Road, Dawsonville (Parcel No. 035-017).

4. ZA 26-26: Sean Courtney of Lipscomb Johnson LLP has submitted an application to the proper authorities to amend the Future Land Use/Character Area designation of 5.93 acres from North 400 Corporate Park to Georgia 400 Mixed Use, followed by a rezoning from RSR (Residential Sub-Rural) to CHI (Commercial Highway Business Intensive), to allow for development of a 27,250-square-foot flex/office space. The property is located on the southwest corner of Stowers Road and Highway 400, Dawsonville (a portion of Parcel No. 111-033).

5. ZA 26-27: Sean Courtney of Lipscomb Johnson LLP has submitted an application to the proper authorities requesting a rezoning of 22.507 surveyed acres from RSR (Residential Sub-Rural) to COI (Commercial Office Institutional) to allow for development of seven medical office buildings. The proposed rezoning is consistent with the North 400 Corporate Park Land Use/Character Area Map. The subject property is located at the southeast corner of Stowers Road and Highway 400, Dawsonville (a portion of Parcel No. 111-033).

I. UNFINISHED BUSINESS

1. FY 2027 Proposed Budget *(Tabled from November 5, 2026, at which time a 3rd public hearing was held)*

J. NEW BUSINESS

1. Consideration of Emergency Services Request to Accept a Georgia Trauma Commission Education Grant
2. Consideration of Request to Accept Appalachian Regional Commission Grant Funds for a Stormwater Conveyance Mapping and Condition Assessment Project

K. 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.