DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, JUNE 18, 2026
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
FOLLOWING THE 5:00 PM WORK SESSION BUT BEGINNING
NO EARLIER THAN 6:00 PM

Motion passed 4-0 to come out of Executive Session at 6:04 p.m. Stowers/Bruce

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Alexa Bruce, District 3; Commissioner Chad Turkett, District 4; County Manager Joey Leverette; 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 June 4, 2026. Stowers/Turkett

Motion passed 4-0 to approve the Minutes of the Voting Session held on June 4, 2026. Bruce/Stowers

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

- Addition of Nos. 3 and 4 under New Business:
    - Community Development Personnel Reclassification Request of Permit Staff to Complete Addressing Assignments
    - Board Appointments:
        - **Long Range Planning Committee**
            - Tim Costley- *replacing Mandy Power*
        - **Parks & Recreation**
            - Blake Holbrook- *replacing Calvin Byrd* (Term: July 2026 through December 2027)

Stowers/Bruce

PUBLIC COMMENT
None

CONSENT AGENDA:

- *Request for a Commitment Letter Concerning a Georgia Grown Trail*
- *Request to Accept a Georgia Department of Human Services Grant for Family Connection*
- *Legacy Link FY 2026 Contract Addendum No. 2*

Motion passed 4-0 to approve the Consent Agenda. Bruce/Turkett

PUBLIC HEARING:

Proposed Amendments to the County Code of Ordinances – Chapters 6 (Alcohol) and 34 (Special Events) (2nd of 2 hearings; 1st hearing was held on June 4, 2026)

Community Development Director Richard Osborne said, "Members of the BOC, business owners and citizens have noted concerns about standards related to temporary alcohol special event permits and general special event permits. Staff has received input from event center reps who have requested that event centers be exempt, when they have BYOB events, from having to obtain temporary alcohol special event permits. Business reps have also requested [clarification of] brown bagging, also known as BYOB, to include beer, wine and distilled spirits." Additionally, Osborne said, "Event centers as businesses are set up as places of assembly, they're set up to hold events – therefore our number [for] the county general special event permit is now anything 100 or more, but for these businesses – event centers – that number would increase to 300…" Osborne noted a general special event permit means non-routine business, fee-for-service activity. "The upcoming rodeo is an example of that," he added.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on Proposed Amendments to the County Code of Ordinances – Chapters 6 (Alcohol) and 34 (Special Events).

The following spoke on Proposed Amendments to the Couty Code of Ordinances – Chapters 6 (Alcohol) and 34 (Special Events), and all spoke in support:

- Jeff Runner, Marble Hill, Georgia
- Amy Browning, Dawsonville, Georgia
- Jeff Buffington, Dawsonville, Georgia
- Maria Wilson, Dawsonville, Georgia

Chairman Thurmond asked if there was anyone else present who wished to speak on Proposed Amendments to the County Code of Ordinances – Chapters 6 (Alcohol) and 34 (Special Events) and, hearing none, closed the hearing.

Motion passed 4-0 to approve Proposed Amendments to the County Code of Ordinances – Chapters 6 (Alcohol) and 34 (Special Events). Stowers/Bruce

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 the normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

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 public hearing was held)

Community Development Director Richard Osborne said the applicant requests that the Board of Commissioners table the item until July 16, 2026, so the applicant can look "at the market demand mix. Right now, it is approximately two-thirds industrial, one-third commercial and they're looking, based on additional feedback, at making more of a mix of 50/50; whatever the mix is they are looking at potentially more commercial." Osborne said the applicant also is reviewing traffic components.

Motion passed 4-0 to table ZA 26-14 until July 16, 2026, and to advertise for another public hearing to be held at that time. Bruce/Turkett

ZA 26-13 - Matthew Zieg of CSC Design has submitted an application to the proper authorities requesting a Land Use Amendment and rezoning of 8.58 surveyed acres from RA (Residential Agriculture) to CHI (Commercial Highway Intensive) to allow for a proposed commercial development. The proposed rezoning is consistent with the Georgia 400 Mixed Use Future Land Use/Character Area Map. The applicant also requests a variance from Dawson County Land Use, Article IV, Section 121-103(3)(d), to allow for the following buffer reductions: a 40-foot buffer reduction along the true east property line, reducing the required 50-foot undisturbed buffer to 10 feet; and a 35-foot buffer reduction along the true north property line, reducing the required 50-foot undisturbed buffer to 15 feet. The subject property is located at 173 Stacie Lane, Dawsonville, GA 30534 (Parcel Nos. 107-087 and 107-081-001).

Community Development Director Richard Osborne said, "This proposal to change the zoning that allows for commercial and/or industrial is consistent with the future land use map. Planning Commission did have concerns about the significance of the variance request…" He noted the Planning Commission recommended denial of the application based on those concerns as well as the speculative nature of the request. "What we're talking about is a proposed three buildings for light industrial, a total of 49,000 square feet, and there's not any proposed tenants that are specified industrial. This zoning district does not allow for heavy industrial so we would not be seeing smoke-stack operations, processing, things like that, but there's still a variety of potential uses…"

Applicants Brian Orr and Matthew Zieg discussed the proposed project. Orr said, "We typically look for projects that fit the long-term use… It will be a low-impact project. We anticipate there being three to four tenants probably." He said the project is targeting single tenants, such as a plumbing supply business or lighting store. "As you look at that area, there are many commercial uses that touch this property as well – across the street, along 400. We did due diligence talking to the neighbors." Orr said the neighbor who would be most impacted by the project, David Pickering, supports the project. Orr said it is common for a project like the one proposed to not have confirmed tenants at this stage. "We would like to build what they call 'build to suit.' We would love to have somebody say, 'Build us this building.'" Zieg, the engineer and designer for the project, added that the neighbors "want this development."

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

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The following was in favor of the application:

- David S. Pickering, Dawsonville, Georgia *(unable to attend the meeting and submitted a letter of support read aloud by Chairman Thurmond)*

The following spoke in opposition to the application:

- Jane Graves, Dawsonville, Georgia
- Jeff Runner, Marble Hill, Georgia

Chairman Thurmond asked if there was anyone else present who wished to speak on the application and, hearing none, closed the hearing.

Motion was made by Commissioner Gaines and seconded by Commissioner Stowers to approve ZA 26-13 with the following stipulations:

1. The developer shall fully overlay the roadway section extending from the Lee Castleberry Road/Stacy Lane intersection to a point that fully encompasses the entire development entrance driveway, in accordance with recommendations of Dawson County Public Works; and
2. The required roadway overlay shall be completed prior to the issuance of the first Certificate of Occupancy (CO). If the overlay cannot be completed prior to the issuance of the first CO, the applicant shall coordinate with Dawson County Public Works to determine the estimated cost of the required improvements and shall place the full amount into escrow prior to the issuance of the first CO.

Commissioner Gaines amended his motion, which was seconded by Commissioner Stowers, to also approve the application's requested variances, including:

- A buffer reduction along the true east property line, reducing the required 50-foot undisturbed buffer to 10 feet and allowing a 40-foot buffer; and
- A buffer reduction along the true north property line, reducing the required 50-foot undisturbed buffer to 15 feet and allowing a 35-foot buffer.

The amended motion passed 3-1. Commissioner Turkett opposed the motion.

The original motion passed 3-1. Commissioner Turkett opposed the motion.

ZA 26-15 - Minavar Kaoimova has submitted a request to the proper authorities on behalf of Kakhramanov Properties for a Land Use Amendment to rezone approximately 1.199 surveyed acres from RSRMM (Residential Sub-Rural Manufactured/Moved) to CRB (Commercial Rural Business) to allow for an automobile service business. The proposed rezoning is consistent with the Suburban Living Future Land Use/Character Area Map. The subject property is located at 2232 Dawson Forest Road, Dawsonville, GA 30534 (Parcel No. 106-043).

Community Development Director Richard Osborne said the Planning Commission recommended approval of the application with three stipulations, though the stipulations already are provided for in the county code.

Applicant Minavar Kaoimova said her plan is to build an enclosed 5,000-square-foot automobile shop, with no vehicles outdoors. "The mobile home will be an office and behind the mobile home is going to be the shop," she said.

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 deny ZA 26-15. Gaines/Bruce

NEW BUSINESS:

Consideration of Acceptance of Supplemental 2026 American Rescue Plan Act Funds

Motion passed 4-0 to approve the Acceptance of Supplemental 2026 American Rescue Plan Act Funds. Stowers/Turkett

Consideration of Request to Make a Part-Time Administrative Clerk Position a Full-Time Position

Motion passed 4-0 to approve an Administration Request to Make a Part-Time Administrative Clerk Position a Full-Time Position. Stowers/Bruce

Consideration of Community Development Personnel Reclassification Request of Permit Staff to Complete Addressing Assignments

Motion passed 4-0 to approve a Community Development Personnel Reclassification Request of Permit Staff to Complete Addressing Assignments. Bruce/Turkett

Consideration of Board Appointments:

- ***Long Range Planning Committee***
  - *Tim Costley- replacing Mandy Power*
- ***Parks & Recreation***
  - *Blake Holbrook- replacing Calvin Byrd (Term: July 2026 through December 2027)*

Motion passed 4-0 to appoint Tim Costley to the Long Range Planning Committee and to appoint Blake Holbrook to the Parks & Recreation Board for a term of July 2026 through December 2027. Bruce/Turkett

ADJOURNMENT:

APPROVE: ATTEST:

Billy Thurmond, Chairman Kristen Cloud, County Clerk