

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, AUGUST 6, 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 p.m. Bruce/Stowers

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 Paul Frickey; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION AND PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed 3-1 to approve the Minutes of the Work Session held on July 16, 2026. Stowers/Bruce- Commissioner Turkett abstained

Motion passed 3-1 to approve the Minutes of the Voting Session held on July 16, 2026. Bruce/Stowers- Commissioner Turkett abstained

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda as presented. Gaines/Bruce

PUBLIC COMMENT:

None

PUBLIC HEARINGS:

Amendment of Chapter 121 (Land Use/Zoning) (2nd of 2 hearings; 1st hearing was held on July 16, 2026)

Community Development Director Richard Osborne reviewed a proposed Amendment of Chapter 121. He said during the month of July, staff received “good input from the members of the Board of Commissioners, citizens, members of the Long Range Planning Committee, and the county attorney’s office.” He said an original draft of the amendment included possible changes to residential zoning districts, commercial uses, data centers, and a few miscellaneous items. Osborne added that, based on input received in July, “the direction has been to amend a larger request to be a smaller version. Staff’s recommendation at this time would be to...consider...a vote just on data

centers, and these would be additional restrictions...and then just to be more in line with the state environmental folks, small environmental changes.”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on an Amendment of Chapter 121.

The following spoke on an Amendment of Chapter 121 (Land Use/Zoning):

- Michael Turner, Dawsonville, Georgia, said he spoke at the last hearing concerning an Amendment of Chapter 121 as it relates to affordability of housing in Dawson County. “That still remains the situation,” he said. Turner added, “The folks that need housing the most are at the bottom end of the spectrum – the missing middle as we call it in the industry – and this regulation will curtail any opportunity for that segment of housing to be addressed.”

Chairman Thurmond asked if there was anyone else present who wished to speak on an Amendment of Chapter 121 and, hearing none, closed the hearing.

There was discussion among the board, with Commissioner Bruce leading the conversation. She shared information concerning residential building permit statistics. Bruce also discussed the commercial portion of Chapter 121. “The proposals for getting a special use for some of these commercial – they don’t prohibit development, they simply just give the county the ability to evaluate certain projects to ensure they’re appropriate for their location,” she said.

Motion passed 4-0 to approve an Amendment of Chapter 121 concerning data centers and environmental protection changes. Stowers/Gaines

Motion was made by Commissioner Stowers, and seconded by Commissioner Turkett, to table changes to Chapter 121 concerning residential development and commercial restrictions to run more concurrent with the county’s comprehensive plan.

Commissioner Stowers amended his motion, which was seconded by Commissioner Turkett, to table changes to Chapter 121 concerning residential development and commercial restrictions for one year.

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

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

2026 Millage Rate and Property Tax (2nd of 3 hearings; 1st hearing was held at 11 a.m. August 6, 2026, and the 3rd hearing will be held at 5 p.m. August 20, 2026. The 2026 Millage Rate Adoption is expected at 6 p.m. August 20, 2026)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the 2026 Millage Rate and Property Tax and, hearing none, closed the hearing.

A final public hearing concerning the 2026 Millage Rate and Property Tax will be held at 5 p.m. August 20, 2026.

NEW BUSINESS:

Consideration of Request for Approval of Emergency 9-1-1 Recording System Upgrade

Motion passed 4-0 to approve a Request for Approval of an Emergency 9-1-1 Recording System Upgrade in the amount of \$131,803.12; funds will come from Special Purpose Local Option Sales Tax VII. The approval also includes utilizing a professional services exemption to maintain continuity of service and operational familiarity with the existing vendor. Gaines/Bruce

Consideration of Proposal to Change Board of Commissioners Meeting Times

Motion passed 4-0 to approve a Proposal to Change Board of Commissioners Meeting Times beginning at the first regular scheduled BOC meetings in October 2026 – on October 1, 2026. Work sessions will begin at 4 p.m., with voting sessions to follow the work sessions but to begin no earlier than 5 p.m. Stowers/Bruce

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk