DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, JANUARY 15, 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/Turkett

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 December 18, 2025. Stowers/Bruce

Motion passed 3-1 to approve the Minutes of the Voting Session held on December 18, 2025. Stowers/Turkett- Commissioner Bruce abstained

Motion passed 4-0 to approve the Minutes of the Board of Commissioners Workshop held on January 8, 2026. Gaines/Bruce

APPROVAL OF AGENDA:
Motion passed 4-0 to approve the agenda as presented. Bruce/Turkett

PUBLIC COMMENT:
None

CONSENT AGENDA:
- *Ratification of 2026 Board of Commissioners Meeting Schedule*
- *Ratification of Board of Commissioners 2026 Vice Chair Appointment (Commissioner Chris Gaines)*
- *Request to Write Off Uncollectible Ambulance Accounts (755 accounts totaling $425,017.87)*

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

ALCOHOL LICENSE

New Alcohol License (Retail Package Sale of Malt Beverages and Wine) – Shan Ventures LLC, doing business as Marathon Food Mart, 25 Beartooth Parkway, Unit 100, Dawsonville, GA 30534

Dawson County Alcohol Licensing Administrator Kathryn Massey presented an alcohol license application for Marathon Food Mart.

Motion passed 4-0 to approve a New Alcohol License (Retail Package Sale of Malt Beverages and Wine) – Shan Ventures LLC, doing business as Marathon Food Mart, 25 Beartooth Parkway, Unit 100, Dawsonville, GA 30534. 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 25-09 - Nick Pesola of Davis Engineering has submitted a request to the proper authorities on behalf of Faith Durham for a Land Use Amendment to rezone 4.871 surveyed acres from RA (Residential Agriculture) to RRE (Residential Rural Estate) for the construction of a new single-family residence. The proposed rezoning is consistent with the Rural Living Future Land Use/Character Area Map. The subject property is located at 1293 New Bethel Church Road, Dawsonville, GA 30534 (Parcel 102-030).

Community Development Director Richard Osborne said, "This rezoning would bring a property subdivided in the last few years into code compliance. … In order for the family who wants to through the acquisition of the land obtain a county building permit…this rezoning to have a code-compliant lot [is needed]." Osborne said the Planning Commission recommended approval of the application.

Applicant Camron Chester said he and his wife, Sydney, wish to obtain a building permit for the property. "We're just trying to get this rezoned so we can move forward. I've been a resident of Dawson County for 30 years now and [look] forward to hopefully getting this rezoned."

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 approve ZA 25-09. Stowers/Bruce

ZA 25-10 - Jim King has submitted an application to the proper authorities requesting a Land Use Amendment to rezone 5 acres of property currently zoned CHB (Commercial Highway Business) to CHI (Highway Business Intensive) for construction of a new light industrial development. This property is located on the north side of Prominence Court near Kilough Church Road (Parcel 113-044-014).

Community Development Director Richard Osborne said the proposal is for a new light industrial development. He said the Planning Commission recommended approval of the application.

Applicant Jim King said, “We want to rezone it from CHB to CHI in order to gain a wider variety of uses. This part was originally part of a larger piece that actually included the pieces to the north of it that backed up to Lumpkin Campground Road. Prior to 2020, there was a wider variety of uses in CHB, and my clients could do what they wanted to with this property. There have been several zoning amendments since then and more recently to the CHI.” He added that his clients “initially would like to do indoor pickleball and badminton courts but, just in case that didn’t work out, they want to be able to convert that into a warehouse and other light industrial uses.”

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 approve ZA 25-10. Gaines/Turkett

NEW BUSINESS:

Consideration of Proposed 2026 Local Maintenance & Improvement Grant Application for Afton Road and Request for Georgia Department of Transportation Funding

Motion passed 4-0 to approve a Proposed 2026 Local Maintenance & Improvement Grant Application for Afton Road and Request for Georgia Department of Transportation Funding in the amount of $574,276.97 with a county match of $172,283.10. Bruce/Turkett

Consideration of Request to Approve a Proposal by Alliant Insurance Services for Phase 2 Procurement Services for an Advanced Primary Care Clinic

Motion passed 4-0 to approve a Request to Approve a Proposal by Alliant Insurance Services for Phase 2 Procurement Services for an Advanced Primary Care Clinic; $47,000 will come from the General Fund. Stowers/Bruce

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE: ATTEST:

Billy Thurmond, Chairman Kristen Cloud, County Clerk