DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, OCTOBER 15, 2026
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
FOLLOWING THE 4:00 PM WORK SESSION BUT BEGINNING
NO EARLIER THAN 5:00 PM

Motion passed 3-0 to come out of Executive Session at 5:02 p.m. Stowers/Turkett

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; 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. District 2 Commissioner Chris Gaines was not present.

INVOCATION AND PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:
None

APPROVAL OF MINUTES:

Motion passed 3-0 to approve the Minutes of the Work Session held on October 1, 2026. Stowers/Turkett

Motion passed 3-0 to approve the Minutes of the Voting Session held on October 1, 2026. Stowers/Bruce

APPROVAL OF AGENDA:
Motion passed 3-0 to approve the agenda with the following change:

- Addition of No. 6 under New Business:
    - Adoption of Annual Impact Fees Capital Improvements Element Update Resolution

Stowers/Bruce

PUBLIC COMMENT:
None

PUBLIC HEARING:
FY 2027 Proposed Budget (2nd of 3 hearings; 1st hearing was held at 4 p.m. October 15, 2026, and the 3rd hearing will be held at 5 p.m. November 5, 2026)
Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a FY 2027 Proposed Budget and, hearing none, closed the hearing.

Another public hearing concerning this item will be held at 5 p.m. November 19, 2026.

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 26-19 - Wanda Stephens has submitted an application to the proper authorities requesting a Land Use Amendment and rezoning of 2.35 surveyed acres from RA (Residential Agriculture) to RSR (Residential Sub-Rural) to allow for a compliant sell of property. The proposed rezoning is consistent with the Lanier Future Land Use/Character Area Map. The subject property is located at 145 Dogwood Way, Dawsonville (Parcel No.: L05-011-001).

Community Development Director Richard Osborne said, "This first case is single-family residential, and it's just straightforward, hopefully. A future single-family house will be built on this property, but it just makes it compliant." Osborne said the Planning Commission recommended approval of the application.

Applicant Wanda Stephens said, "Terry and I own the property at 145 Dogwood Way. We currently have the property under contract and, during our due diligence…we discovered it was still zoned RA, which needs 5 acres, and we only have 2.35 acres. Therefore, we just resubmitted for zoning to put it to RSR so the potential buyers can build their home on the property."

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 3-0 to approve ZA 26-19. Stowers/Bruce

ZA 26-21 - Farid Kapadia of Citytec Design LLC has submitted an application to the proper authorities requesting a Land Use Amendment and rezoning of 3.63 surveyed acres from CPCD (Commercial Planned Comprehensive Development) to CHB (Commercial Highway Business) to allow for the construction of a new Hampton Inn (Hotel). The proposed rezoning is consistent with the Georgia 400 Mixed Use Future Land Use/Character Area Map. The subject property is located between Blue Ridge Parkway and Highway 400 South, Dawsonville (Parcel Nos.: 107-319-011, 107-319-012 and 107-319-013).

Community Development Director Richard Osborne said, "Twenty years ago or so, this property and a larger area were zoned Planned Development with zoning conditions, master plan; that did not occur. … Now, rezoning to more basic CHB, and being in the Georgia 400 Overlay District, it makes sense [and] will be compliant." Osborne said the Planning Commission recommended approval of the application.

Applicant Farid Kapadia of Citytec Design said he was planning a hotel project in the community. He thanked planning staff and said he looked forward to working with the community.

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 3-1 to approve ZA 26-21. Stowers/Bruce- Commissioner Turkett opposed the motion and Chairman Thurmond voted in order for the item to pass

NEW BUSINESS:

Consideration of Memorandum of Understanding Between Dawson County and University of Georgia Cooperative Extension

Motion passed 3-0 to approve a Memorandum of Understanding Between Dawson County and the University of Georgia Cooperative Extension. Stowers/Bruce

Consideration of RFP #499-26 - EMS Billing Services

Commissioner Turkett recused himself from voting on this item.

Motion passed 3-0 to approve RFP #499-96 – EMS Billing Services; to accept the proposals received and award the EMS Billing Services contract to PPS Inc. at a payment rate of 5 percent of net collections. Stowers/Bruce

Consideration of 2027 Payroll and Holiday Calendar

Motion passed 3-0 to approve a 2027 Payroll and Holiday Calendar. Bruce/Stowers

Consideration of 2027 Board of Commissioners Meeting Schedule

Motion passed 3-0 to approve a 2027 Board of Commissioners Meeting Schedule. Bruce/Stowers

Consideration of Board Appointment:

- ***Board of Elections***
  - *Paul McComiskey- reappointment (Term: January 2027 through December 2030)*

Motion passed 3-0 to approve the reappointment of Paul McComiskey to the Board of Elections & Registration for a term of January 2027 through December 2030. Bruce/Stowers

Consideration of Adoption of Annual Impact Fees Capital Improvements Element Update Resolution

Motion passed 3-0 to approve the Adoption of an Annual Impact Fees Capital Improvements Element Update Resolution. Bruce/Turkett

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 3-0 to reenter into Executive Session to discuss litigation. Stowers/Bruce

Motion passed 3-0 to come out of Executive Session. Turkett/Bruce

APPROVE: ATTEST:

Billy Thurmond, Chairman Kristen Cloud, County Clerk