

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – THURSDAY, JULY 18, 2024  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

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**ROLL CALL:** Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; County Manager Joey Leverette; County Attorney Melissa Tracy; 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 20, 2024. Gaines/Bruce

Motion passed 4-0 to approve the Minutes of the Voting Session held on June 20, 2024. Stowers/Dooley

**APPROVAL OF AGENDA:**

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

- Addition of No. 2 under New Business:
  - Georgia Opioid Crisis Abatement Trust Grant Application for Treatment Services

Stowers/Bruce

**PUBLIC COMMENT:**

None

**PUBLIC HEARINGS:**

*Character Area Map Amendment (1<sup>st</sup> of 2 hearings; 2<sup>nd</sup> hearing will be held on August 1, 2024)*

Planning & Development Director Sharon Farrell reviewed a proposed Character Area Map Amendment.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a Character Area Map Amendment and, hearing none, closed the hearing.

A second public hearing on the matter will be held at the August 1, 2024, Voting Session.

*Harbour Ridge Subdivision Special Ad Valorem Tax District (1<sup>st</sup> of 1 hearing)*

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a Harbour Ridge Subdivision Special Ad Valorem Tax District.

The following spoke on a Harbour Ridge Subdivision Special Ad Valorem Tax District:

- Nicole Stewart, Dawson County Tax Commissioner, representing her office, said, “It’s more informational. I’m sure everyone knows, but I just want to say it again since they will be on my bills – that exemptions will not count on this, no discount, and also you cannot appeal it.”

Chairman Thurmond asked if there was anyone else present who wished to speak on a Harbour Ridge Subdivision Special Ad Valorem Tax District and, hearing none, closed the hearing.

A motion was made by Commissioner Gaines, and seconded by Commissioner Dooley, to approve to proceed with a Harbour Ridge Subdivision Special Ad Valorem Tax District and allow staff to continue its efforts to retrieve competitive bids for the board to consider.

Discussion followed. Commissioner Gaines withdrew his motion and made a new motion.

Motion passed 4-0 to approve a Harbour Ridge Subdivision Special Ad Valorem Tax District and accept right of way associated with the project. Gaines/Dooley

### **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.

*SU 24-01 - Allie Phillips and Dean Goswick request Special Use of placing a manufactured home on less than 3 acres in RA (Residential Agriculture) TMP 105-041 (Grizzle Road).*

Planning & Development Director Sharon Farrell reviewed the application and said the Planning Commission recommended approval of the application.

Applicants Allie Phillips and Dean Goswick addressed the board. Phillips said, “We are looking to put a manufactured home on 1.55 acres that was gifted by family. It is solely, pretty much, surrounded by family as well. It is a 2,000-square-foot manufactured home. ... It would be a new home.” Goswick added, “Our intention is to take advantage of the surrounding family as we start to build our own family and be able to have kids grow up with their grandparents, great uncles, and have a big sense of community in that.”

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

The following spoke in favor of the application:

- Jason Phillips, Dawsonville, Georgia

None spoke in opposition to the application.

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

Motion passed 4-0 to approve SU 24-01. Dooley/Stowers

ZA 24-04 - Big Dog Drilling and Auger Service LLC request to rezone 6.85 acres of TMP 106-064 and 106-065 from Commercial Community Business (CCB) to Commercial Industrial Restrictive (CIR) (Dawson Forest Road and G.W. Taffar Road).

Planning & Development Director Sharon Farrell said the property, in 2014, was zoned for commercial use, though it's truly an industrial application, and they've proposed at the site that they want to add an additional building on that second parcel. We just need to bring it into compliance with the activities on site." Farrell said the Planning Commission recommended approval of the application.

The applicant was not present.

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 24-04. Dooley/Stowers

*Commissioner Bruce left the meeting at 5:27 p.m.*

**NEW BUSINESS:**

Consideration of Electric Vehicle Charging Stations Project Approval and Budget Request

Motion passed 3-1 to table an Electric Vehicle Charging Stations Project Approval and Budget Request until additional information is received from Georgia Power. Stowers/Dooley-Commissioner Gaines voted against the motion, and Chairman Thurmond voted in order for the item to pass

Consideration of Georgia Opioid Crisis Abatement Trust Grant Application for Treatment Services

Motion passed 3-0 to approve a Georgia Opioid Crisis Abatement Trust Grant Application for Treatment Services. Gaines/Stowers

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk