DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, JULY 17, 2025
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION

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.

OPENING PRESENTATION:
Georgia Chapter of the American Public Works Association Quality of Life Project Award for the Etowah River Park Canoe Launch- Parks & Recreation Director Matt Payne and Public Works Director Robert Drewry
Parks & Recreation Director Matt Payne and Public Works Director Robert Drewry presented a Quality of Life Project Award recently received by Dawson County from the Georgia Chapter of the American Public Works Association for the county's Etowah River Park Canoe Launch.

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 3, 2025.
Stowers/Gaines- Commissioner Bruce abstained

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

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

- Addition of Nos. 8-10 under New Business:
    - Request for Funding for New Fire Hydrants
    - Keep Dawson County Beautiful ReLeaf Grant Application
    - Board Appointment:
        a. Library Board
            i. Donna Barker- *replacing Peter Thomas* (Term: July 2025 through June 2029)

Stowers/Bruce

PUBLIC COMMENT:
None

CONSENT AGENDA:

FY 2025 Legacy Link Contract Addendum No. 3

Board Appointment:

- ***Long Range Planning Committee***
  - *Shannan Stanford- replacing Jim Braley*

Ratification of an Emergency Purchase for a Replacement Ambulance

Ratification of an Emergency Purchase for Service to Mediate Storm Damage at War Hill Park

Motion passed 4-0 to approve the Consent Agenda. 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.

SU 25-01 - Angela Voyles has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article III Chapter 121-75(c)(2). The applicant requests a special use approval to reduce the minimum lot size required for a manufactured home from 3 acres to 2 acres. The subject property is zoned RA (Residential Agriculture) and located at parcel 056-043-001.

Community Development Director Richard Osborne said the commissioners, about once a year, get this type of request – a special use property stays the same, agriculture zoning. He said the Planning Commission recommended approval of the application.

Applicant Angela Voyles, accompanied by her husband, Michael, said, "We were gifted the land by my husband's cousin. This is family land, and it's actually named after my husband's family. We would like to put a new mobile home on it, and it will be sitting on a permanent foundation. We've already got a well in place. We've already got a septic tank ready to go." She said they would be living near their family. "We would just like to put our home on our land and enjoy the rest of our life there," added Voyles.

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 SU 25-01. Gaines/Bruce

ZA 25-05 - Lindsey Bentsen has submitted an application to the proper authorities requesting a Land Use Amendment to zone 1.5 acres of property currently zoned RA (Residential Agriculture) to RS (Residential Suburban) to construct a new single-family residence. This property is located at 891 Goodson Road, Dawsonville (parcel 098-065).

Community Development Director Richard Osborne pointed out a typo on the agenda. "The entire property, the area that was recently parceled out, what we're looking at is not 1.5 acres; it is 4 acres," he said. "The reason for that is to be code compliant so, even though this property was parceled out, we want it to be 100 percent code compliant, eligible for a good, positive project for a new house to be built on the 1.5-acre new, vacant lot to be cut out. In this case, it's zoned RA, and it's 4 acres. It's eligible, based on the future land use character area, as suburban residential.

It's eligible to be rezoned from RA to RS - RS being residential suburban." Osborne said the Planning Commission recommended approval of the application.

Applicant Lindsey Bentsen said her parents live on the property. "My husband is in the military so we would like to cut up the parcel so that we can live there with our family, close to them for when they get older." She added, "We're just trying to build our primary home right next to my parents."

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 25-05. Bruce/Stowers

NEW BUSINESS:

Consideration of Request to Reclassify an Existing District Attorney's Office Administrative Clerk Position to

Motion passed 4-0 to approve a Request to Reclassify an Existing District Attorney's Office Administrative Clerk Position to a Legal Administrative Assistant. Stowers/Bruce

Consideration of Right of Way Maintenance Agreement Between Georgia Department of Transportation and Dawson County

Motion passed 4-0 to approve a Right of Way Maintenance Agreement Between Georgia Department of Transportation and Dawson County. Gaines/Stowers

Consideration of Request to Add Intersection Improvements at Jewell Slaton Road and AT Moore Road on State Route 9 South to Transportation Special Purpose Local Option Sales Tax Program

Motion passed 4-0 to approve a Request to Add Intersection Improvements at Jewell Slaton Road and AT Moore Road on State Route 9 South to the county's Transportation Special Purpose Local Option Sales Tax Program. Bruce/Turkett

Consideration of RFP #478-25 — Program Management Services for Public Health Facility

Motion passed 4-0 to approve RFP #478-25 — Program Management Services for a Public Health Facility; to accept the proposals received and award a contract to Ascension Program Management in the amount of $51,400, utilizing Special Purpose Local Option Sales Tax (SPLOST) VII funds. Stowers/Turkett

Consideration of RFP #479-25 — Repurpose Renovations - Public Health Facility – CDBG

Motion passed 4-0 to approve RFP #479-25 — Repurpose Renovations - Public Health Facility – CDBG; to accept the proposals received and award a contract to Pencor in the amount not to exceed $1,787,353 and a 10 percent county-controlled contingency, utilizing SPLOST VII funds, with staff instructed to work diligently to keep any additional costs under control. Gaines/Turkett

Consideration of Request for Project Management Services Contract Approval for Fire Station 3 and Fueling Center Project

Motion passed 4-0 to approve a Request for a Project Management Services Contract Approval for Fire Station 3 and Fueling Center Project – approving a professional exemption for Garrard Development with costs not to exceed $75,000. Stowers/Bruce

Consideration of FY 2026 Intergovernmental Agreement Between the Board of Education and Dawson County Concerning School Resource Officers

Motion passed 4-0 to approve a FY 2026 Intergovernmental Agreement Between the Board of Education and Dawson County Concerning School Resource Officers. Bruce/Stowers

Consideration of Request for Funding for New Fire Hydrants

Motion passed 4-0 to approve a Request for Funding for New Fire Hydrants on Elliott Road, Sunset Road, and Ruby Lane in the amount of $54,200; funds will come from impact fees. Stowers/Bruce

Consideration of Keep Dawson County Beautiful ReLeaf Grant Application

Motion passed 4-0 to approve a Keep Dawson County Beautiful (KDCB) ReLeaf Grant Application and to allow KDCB to use $5,000 from its budget if awarded the 50/50 grant. Bruce/Stowers

Consideration of Board Appointment:

- ***Library Board***
  - *Donna Barker- replacing Peter Thomas (Term: July 2025 through June 2029)*

Motion passed 4-0 to approve the appointment of Donna Barker to the Library Board for a term of July 2025 through June 2029.

PUBLIC COMMENT:

None

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss personnel. Gaines/Stowers

Motion passed 4-0 to come out of Executive Session. Stowers/Turkett

APPROVE: ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk