**DAWSON COUNTY PLANNING COMMISSION**
**MEETING Agenda – Tuesday, November 17, 2026**
**DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM**
**25 JUSTICE WAY, DAWSONVILLE GEORGIA 30534**
**6:00 PM**

---

**A. MEETING CALLED TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**E. ANNOUNCEMENTS:**

**F. APPROVAL OF MINUTES:**

i. October 20, 2026 Planning Commission Minutes

**G. APPROVAL OF THE AGENDA**

**H. STATEMENT OF DISCLOSURE:**

We will first hear from the applicant. We will then hear from those speaking in favor of the application, followed by those speaking in opposition. Each individual wishing to address the Board will be allotted three (3) minutes in accordance with the zoning regulations. All speakers are required to sign in and state their name and address for the record. Speakers must address the Planning Commission and not other members of the public. Any individual speaking in favor of or in opposition to an application who has made campaign contributions in excess of $250.00 to any local elected official is required to complete a Disclosure of Campaign Contribution Form.

**I. NEW BUSINESS:**

**Application for Variance:**

1. VA 26-44: Payton Anderson has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Chapter 121-31(a)(1) which requires an undisturbed natural vegetative buffer to be maintained for 50 feet, measured horizontally, on both banks of cold and warm water streams, creeks, ponds, rivers, and lakes as measured from the top of the bank. The applicant is requesting a variance for encroachment of approximately 6,071 square feet along 234 linear feet within the buffer of an unnamed tributary to Pettit creek, to allow for improvements to an existing driveway/parcel access. The subject property is zoned RPC (Residential Planned Community) and is located at 1179 Quail Cove Drive, Jasper, GA 30143, (Parcel No. 024A-048).

**Application for Rezoning:**

2. ZA 26-30: James Terry Cranford has submitted an application to the proper authorities requesting a change in zoning conditions of 4.46 surveyed acres from

RSRMM (residential sub-rural manufactured/moved) with conditions, to RSRMM without conditions in order to allow the property to be subdivided. The proposed change in zoning conditions is consistent with other surrounding properties. The subject property is located at 2563 Kelly Bridge Road, Dawsonville, 30534 (Parcel Number: 076 045)

## J. UPDATES BY PLANNING & DEVELOPMENT:

## K. ADJOURNMENT

*Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons*