

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, January 20, 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

F. APPROVAL OF MINUTES:

- i. 12/16/2025 Planning Commission Minutes

G. APPROVAL OF THE AGENDA

H. STATEMENT OF DISCLOSURES:

Rules for this zoning application: *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. 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.*

J. NEW BUSINESS:

Application for Variance:

- 1. VA 25-26:** Joe Voyles has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article IV Chapter 121-104 (6), The applicant requests a 14 -foot reduction from the required 20-foot front setback, to remain no less than 6 feet from front property lines, for the construction of a new residential dwelling. The subject property is currently zoned C-PCD (commercial planned comprehensive development district). The subject property is located at 619 Valley Drive, Dawsonville, GA 30534. (Parcel Number: 110 033 132)
- 2. VA 25-27:** Lisa Spillane has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article III Chapter 121-72. The applicant is requesting a 15-foot reduction from the required 20-foot rear setback, to remain no less than 5 feet from the rear property lines, for the construction of a new deck. The applicant is also requesting a 17.4-foot reduction from the required 20-foot rear setback, to remain no less than 2.6 feet from the rear property lines, for the construction of a new pool. The subject property is

currently zoned RPC (Residential Planned Community) and located at 839 Night Fire Drive, Dawsonville, GA 30534 (Parcel 118 008 014).

Application for Rezoning:

- 3. ZA 25-11:** Robert Stanley Hood has submitted a request to the proper authorities for a Land Use Amendment to rezone 5.25 surveyed acres from RA (Residential Agriculture) to C-RB (Rural Business). To bring the current business in to compliance with the Dawson County Land Use. The proposed rezoning is consistent with the Rural Living Future Land Use/Character Area Map. They are also requesting a special use to allow them to offer additional outdoor parking. The subject property is located at 6495 Highway 9 South, Dawsonville, GA 30534 (Parcel Number: 088 108 001 & 088 109)

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