

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, May 19, 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. APPROVAL OF MINUTES:

- i. April 21, 2026 Planning Commission Minutes

F. APPROVAL OF THE AGENDA

G. 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.

H. NEW BUSINESS:

Application for Variance:

- 1. VA 26-36:** Jeff Runner has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article V, Chapter 133-115 (b) (1), which would now allow additional lots to be created from the parent tract within a five-year period, as well as chapter 133-115 (b) (3) which would now allow four (4) additional lots to use the same private drive. The subject property is zoned RSR (Residential Sub Rural) and is located at off of Black Bear Trace, Dawsonville, GA 30534 (Parcel No. 039 012 029).

Application for Rezoning:

- 2. ZA 26-13:** Matthew Zieg with CSC Design has submitted an application to the proper authorities requesting a Land Use Amendment and rezoning of 8.58 surveyed acres from RA (Residential Agriculture) to C-HI (Commercial Highway Intensive) to allow for a proposed commercial development. The proposed rezoning is consistent with the Georgia 400 Mixed Use Future Land Use/Character Area Map. The applicant is also requesting a variance from Dawson County Land Use, Article IV, Sec. 121-103(3)(d), to allow for the following buffer reductions:

A 40-foot buffer reduction along the true east property line, reducing the required 50-foot undisturbed buffer to 10 feet; and

A 35-foot buffer reduction along the true north property line, reducing the required 50-foot undisturbed buffer to 15 feet.

The subject property is located at 173 Stacie Lane, Dawsonville, 30534 (Parcel Numbers: 107 087 & 107 081 001).

- 3. ZA 26-15:** Minavar Kadimova has submitted a request to the proper authorities on behalf of Kakhramanov Properties, LLC for a Land Use Amendment to rezone approximately 1.199 surveyed acres from RSRMM (residential sub-rural manufactured/moved) to C-RB (Rural Business). To allow for an Automobile Service business. The proposed rezoning is consistent with the Suburban Living Future Land Use/Character Area Map. The subject property is located at 2232 Dawson Forest Road, Dawsonville, GA 30534 (Parcel Number: 106 043

I. 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