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

A. ROLL CALL

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

D. APPROVAL OF MINUTES

1. Minutes of the Work Session held on April 3, 2025
2. Minutes of the Voting Session held on April 3, 2025

E. APPROVAL OF AGENDA

F. PUBLIC COMMENT

G. PUBLIC HEARING

1. An Amendment to Section 133-272 of the County Code of Ordinances Related to Road Dedication Requirements *(2nd of 3 hearings; 1st hearing was held before the Planning Commission on April 15, 2025, and the 3rd hearing will be held before the Board of Commissioners on May 1, 2025)*

H. ZONINGS

1. VA 25-06 – Karen Yost has submitted an appeal request to the proper authorities requesting an appeal of the variance approved by the Planning Commission on March 18, 2025, in which Gary and Cristina Willis were granted a reduction of the east side property line setback for a proposed accessory building approximately 3,500 square feet in size for personal use in the Residential Agriculture (RA) district from 25 feet to 10 feet. This property is approximately 3.1 acres located at 256 White Rock Drive off Abbott Creek Road (vicinity of Jewell Slaton Road) (Parcel 088-016-002).

2. ZA 24-10 - Larry Long on behalf of Kolter Homes has submitted a request to the proper authorities requesting a Land Use Amendment to zone 510.14 acres of property zoned RA (Residential Agriculture) and RSR (Residential Sub-Rural) to RT (Residential Town – at 1.74 dwelling unit/per net acre) with the following variances to: 1.) Reduce minimum lot width from 75 feet to 51 feet; 2.) Reduce the minimum front setback from 20 feet to 10 feet, or to a minimum 20 feet measured from back of sidewalk to face of garage; 3.) Reduce the minimum side setback from 10 feet to 3 feet (eave to eave); 4.) Reduce the minimum rear setback from 20 feet to 10 feet; 5.) Reduce the minimum driveway length from 22 feet to 14 feet, with a minimum 20-foot driveway length from back of sidewalk to face of garage; and 6.) Reduce minimum corner lot width from 90 feet to 51 feet, while adding 15 feet of open space along all side streets (Code of Dawson County: Table 121-59 A and Section 121-76, Table 3.2). This property is located approximately 800 feet east of the northeast corner of Georgia Highway 53 and Perimeter Road and approximately 1 mile

east of the southeast corner of Perimeter Road and Frank Bruce Road, Dawsonville, Georgia (Parcel ID 093-004-001).

3. ZA 25-02 - GVR Group Dawsonville GA 400 Retail LLC has submitted a request to the proper authorities requesting a Land Use Amendment to zone 4.24 acres of property currently zoned RA (Residential Agriculture/Residential Exurban) to CHB (Commercial Highway Business). This property is located between Stacie Lane, Lee Castleberry Road and Georgia Highway 400 South (Parcel(s) 107-271 and part of 107-082).

I. NEW BUSINESS

1. Consideration of Violence Against Women Act Grant FY 2025 Award Acceptance
2. Consideration of RFP #468-25 — On-Call Engineering Design and Plan Development Services for Road Improvements
3. Consideration of IFB #471-25 — Site Work for Harmony Church Road Property (Fire Station 3, Fueling Center and Potential Recreation Center)
4. Consideration of Proposed Redesignation of Vacant Community Development Position from Grade 14 to 11 for Front Counter Permit and License Reviewer
5. Consideration of Program Management Services for a New Rock Creek Park Gymnasium

J. PUBLIC COMMENT

K. ADJOURNMENT

An Executive Session may follow the Voting Session meeting.

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.