DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, July 15, 2025
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. Adoption of June 15, 2025 Planning Commission Minutes.

G. APPROVAL OF THE AGENDA

1. Presentation of July 15, 2025 Planning Commission Agenda.

H. STATEMENT OF DISCLOSURE:

For speakers in favor or opposition to any application who have made contributions more than $250.00 to any local official campaign.

J. NEW BUSINESS:

Application for Variance:

1. **VA 25-10: Arivand Ganesan** requests the following variance from the setback requirements outlined by the Dawson County Land Use Resolution for properties zoned C-PCD (Commercial Planned Comprehensive Development). The Applicant requests a reduction of 30' from the required 50' building setback, to remain no less than 20' from the property line. The Applicant requests that the setback reduction be applied to the property lines fronting Mansie Park Drive and the property line fronting Dawson Forest Road. The Applicant seeks a reduction for the development of a small-scale grocery store on the subject property.

Application for Rezoning:

2. **ZA 24-14** Jim King, obo Coleman Family Investments, LLC & Bagley Land and Cattle Co. LLC, has submitted an application to the proper authorities requesting a Land Use Amendment and a Future Land Use Map Amendment to rezone 123.48 acres currently zoned RSR (Residential Sub-Rural) & RA (Residential Agricultural) to RS-2 (Residential Suburban), to construct a 211-unit detached single family community at 2 du/ac. The applicant is also seeking a Future Land Use Map amendment to redesignate Parcel 088 120 from the Rural Living Character Area to the Suburban Living Character Area, as required for consistency with the proposed RS-2 zoning designation. The properties are located at the **SW corner of SR-9 & Dawson Forest Road, Dawsonville, GA 30534 (Parcels: 098 002 & 088 120). (DRI #4345)**

K. PUBLIC HEARINGS:

1. Proposed Fee Schedule Updates (1st of 2 required Public Hearings; 2nd Public Hearing to be held at the 8/21 BOC Meeting).

L. UPDATES BY PLANNING & DEVELOPMENT:

1. Announcement of the Community Development growth management survey, available through the website until July 31, 2025. Ordinance Update formal discussion planned for the August 19, 2025 Planning Commission.

M. 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