DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, October 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

E. APPROVAL OF MINUTES:

i. September 15, 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:

1. 1. Dawson County Planning Commission Proposed Meeting Calendar 2027

Application for Rezoning:

2. **ZA 26-23**: Kerry Ward has submitted an application to the proper authorities requesting a rezoning of 3.0 surveyed acres from RA (Residential Agriculture) to RRE (Residential Rural Estate) to allow the property to be subdivided from its parent parcel. The proposed rezoning is consistent with the Rural Living Land Use/Character Area Map. The subject property is located at 81 Rowell Drive, Dawsonville, 30534 (Parcel Number: 055 028).
3. **ZA 26-24**: Harold Nissley has submitted an application to the proper authorities to amend the Future land Use/Character Area designation of 2.1 acres from Rural Living to Lanier, followed by a rezoning from RRE (Residential Rural Estate) to RSR (Residential Sub-Rural) to allow for building of a single-family residence. The subject property consists of approximately 2.1 acres. The property is located off Auraria Rd on the private drive Auraria Hills/Auraria Ridge, Dawsonville, parcel number 116 002.
4. **ZA 26-25**: Amy Butler has submitted an application to the proper authorities requesting a rezoning of 3.0 surveyed acres from RA (Residential Agriculture) to

RRE (Residential Rural Estate) to allow the property to be subdivided from its parent parcel. The proposed rezoning is consistent with the Rural Living Land Use/Character Area Map. The subject property is located at 1529 Amicalola Church Road, Dawsonville, 30534 (Parcel Number: 035 017).

5. **ZA 26-26:** Sean Courtney, of Lipscomb Johnson LLP has submitted an application to the proper authorities to amend the Future land Use/Character Area designation of 5.93 acres from North 400 Corporate Park to GA 400 Mixed Use, followed by a rezoning from RSR (Residential Sub-Rural) to C-HI (Commercial Highway Business Intensive) to allow for development of a 27,250 sqft Flex/Office space. The property is located on the southwest corner of Stowers Road and Highway 400, Dawsonville, 30534 (a portion of Parcel Number 111 033).
6. **ZA 26-27:** Sean Courtney, of Lipscomb Johnson LLP, has submitted an application to the proper authorities requesting a rezoning of 22.507 surveyed acres from RSR (Residential Sub-Rural) to C-OI (Commercial Office Institutional) to allow for development of seven (7) medical office buildings. The proposed rezoning is consistent with the North 400 Corporate Park Land Use/Character Area Map. The subject property is located at the southeast corner of Stowers Road and Highway 400, Dawsonville, 30534 (a portion of Parcel Number 111 033).

I. UPDATES BY PLANNING & DEVELOPMENT:

J. 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