DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, September 15, 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. ANNOUNCEMENTS:

F. APPROVAL OF MINUTES:

i. August 18, 2026 Planning Commission Minutes

G. APPROVAL OF THE AGENDA

H. 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.

I. NEW BUSINESS:

Application for Variance:

1. **VA 26-42: Avery Adams** with Image Manufacturing Group has submitted an application requesting a variance from the Dawson County Land Development Code, Article IX, Chapter 129-224(b)(1), which states that "Only one wall sign shall be permitted per tenant space with the following exception: in the entertainment overlay district, the maximum number of wall signs allowed per tenant space shall be three". Please note that this specific property is not located within the entertainment overlay district. The applicant is requesting to allow for an additional wall sign on the side of the building (true north). The subject property is zoned C-HB (Commercial Highway Business) and are located at 215 Market Place Blvd., Suite 200, Dawsonville, Georgia 30534 (Parcel No. 107 318 017).
2. **VA 26-43: LaToya Moten** with Christian Brothers Automotive Corporation has submitted an application requesting three (3) different variances from the Dawson County Land Development Code.
   Article IV, Chapter 121 - 102(3)(b), which states that the required front setback is 40' and the required side setback is 25'. The applicant is requesting to reduce the required

front setback down to 10' and the required side setback down to 10' to allow the Dumpster enclosure to sit closer to the property lines.
Article VI, Chapter 121 - 174 (a)(4), which states "A parking lot pavement setback of ten feet from any public street right-of-way and 20 feet from any exterior property line shall be provided, except where access points and interconnections to other parcels have been approved." The applicant is requesting to reduce the required 20' parking lot setback to 5' on all sides of the property.
Article II, 109 - 24 (a)(1), which states "In a landscape strip at least 20 feet in width adjacent to any street right-of-way abutting the property and running the length of the entire property frontage." The applicant is requesting to reduce the required 20' landscaping strip down to 10' on both adjacent streets right of ways.
The subject property is zoned C-HB (Commercial Highway Business) and are located between North 400 Center Lane and High 400 North. (Parcel No. 113 087).

Application for Rezoning:

3. **ZA 26-19: Wanda Stephens** has submitted an application to the proper authorities requesting a Land Use Amendment and rezoning of 2.35 surveyed acres from RA (Residential Agriculture) to RSR (Residential Sub-Rural) to allow for a compliant sell of property. The proposed rezoning is consistent with the Lanier Future Land Use/Character Area Map. The subject property is located at 145 Dogwood Way, Dawsonville, 30534 (Parcel Numbers: L05 011 001).
4. **ZA 26-21: Farid Kapadia of Citytec Design LLC** has submitted an application to the proper authorities requesting a Land Use Amendment and rezoning of 3.63 surveyed acres from C-PCD (Commercial Planned Comprehensive Development) to C-HB (Commercial Highway Business) to allow for the construction of a new Hampton Inn (Hotel). The proposed rezoning is consistent with the Georgia 400 Mixed Use Future Land Use/Character Area Map. The subject property is located between Blue Ridge Parkway and Highway 400 South (Parcel Numbers: 107 319 011, 107 319 012, and 107 319 013).

J. UPDATES BY PLANNING & DEVELOPMENT:

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