DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, April 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

E. ANNOUNCEMENTS:

F. APPROVAL OF MINUTES:

i. Presentation of minutes from the March 18, 2025 Planning Commission.

G. APPROVAL OF THE 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.

I. OLD BUSINESS:

1. **Presentation of ZA 24-13:** Christopher Light, obo Pearce Property Rentals Georgia LLC, requests to rezone 2.24 acres from RSR to C-OI to construct a 4-suite 9625 sq. ft. professional office building. The property is located at 1072 Highway 53 E, Dawsonville, GA 30534 (aka Parcel 093 034).

J. NEW BUSINESS:

Application for Variance:

1. **Presentation of VA 25-01:** *The applicant is requesting a variance from the Dawson County Land Use Resolution side setback requirements to reduce the existing eastern side property line setback from 5' (previously established by VA 23-16) to 1', in order to construct a floating deck staircase and landing.*
2. **Presentation of VA 25-04:** *The applicant is requesting a variance from the Dawson County Land Use Resolution to reduce their front setback by 20', from the VCR zoning district required 35' to 10'. to bring their existing non-conforming home into compliance for the purposes of building an addition onto the home.*
3. **Presentation of VA 25-05:** *The applicant is requesting a variance from the Dawson County Land Use Resolution side setback requirements for property zoned VCR, to reduce the existing eastern side property building setback by 2' from 10' to 8' to construct an accessory garage.*

L. UPDATES BY PLANNING & DEVELOPMENT:

1. An **Amendment to Section 133-272** of the County Code of Ordinances Related to Road Dedication Requirements *(1st of 3 hearings; The 2nd hearing will be held before the Board of Commissioners on April 17, 2025 and the 3rd hearing will be held on May 1, 2025).*

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