

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, June 16, 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. May 19, 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 Rezoning:

- 1. ZA 26-16:** Tyler Hester has submitted a request to the proper authorities for a Land Use Amendment to rezone approximately 5.13 surveyed acres from RSR (residential sub-rural) to RA (Rural Agriculture), to allow for an accessory building to be built before the principal building. The proposed rezoning is consistent with the Rural Living Future Land Use/Character Area Map. The subject property is located at 1693 Cowart Road, Dawsonville, GA 30534 (Parcel Number: 038 014)
- 2. ZA 26-17:** Amy Butler has submitted a request to the proper authorities for a Land Use Amendment to Rezone approximately 5 surveyed acres from RA (Rural Agriculture) to RRE (Residential Rural Estate) to allow for adjustment of property acreage to 3 surveyed acres. The proposed rezoning is consistent with the Rural Living Future Land Use/Character Area Map. The subject property is located at 1337 Amicalola Church Road, Dawsonville, GA 30534 (Parcel Number: 035 017 002)
- 3. ZA 26-18:** Davis Engineering & Survey has submitted a request to the appropriate authorities to amend the Future Land Use/Character Area designation from Dawson to Crossroads Commercial, followed by a rezoning from RSRMM to C-CB. In

addition, a Special Use Permit will be required to allow parking (outdoor storage) of operable vehicles, including cars, trucks, RVs, campers, boats, and similar uses. The subject property consists of approximately 6.689 surveyed acres. The property is located at the corner of Valley Road and Highway 53 East, Dawsonville, Georgia 30534 (Parcel Number: 094 094).

J. COMMUNITY DEVELOPMENT UPDATES

1. Land Use Growth Management Draft Code Changes Chapter 121

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.