

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, February 17, 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. Minutes from the January 20, 2026 Planning Commission

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 25-28:** Brian Barton with NLO Pools has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article III Chapter 121-72. The applicant is requesting a 15-foot reduction from the required 20-foot rear setback, to remain no less than 5 feet from the rear property lines, for the construction of a new pool. The subject property is currently zoned RPC (Residential Planned Community) and located at 207 River Overlook Road, Dawsonville, GA 30534 (Parcel L02 020).
- 2. VA 25-29:** David Savula has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article III Chapter 121-67 (3)c.2.. The applicant is requesting a 8 -foot reduction from the required 15 -foot side setback, to remain no less than 7 feet from both side property lines, for the construction of a new home. The subject property is currently zoned VCR (Vacation Cottage Restricted) and located at 111 Longview Street, Dawsonville, GA 30534 (Parcel L17 024).

Application for Rezoning:

- 3. ZA 25-12:** Dylan Lee with Precision United has submitted a request to the proper authorities for a Land Use Amendment to rezone 8.84 surveyed acres from RA (Residential Agriculture) to C-RB (Rural Business). To allow for a proposed development for self-storage facility. The proposed rezoning is consistent with the Lanier Future Land Use/Character Area Map. They are also requesting a special use to allow for mini-warehousing. The subject property is located at Dawson Forest Road East, Dawsonville, GA 30534 (behind the Walmart) (Parcel Number: 114 050)

J. PUBLIC HEARINGS:

1. The Department of Community Development will present proposed Text Amendments to the Dawson County Code of Ordinances for proposed clarification, addition, or deletion for matters related to the following sections of the county code of ordinances:
 - Chapter 6 (Alcohol Licensing)
 - Chapter 30 (Business Licensing)
 - Chapter 42 (Street Naming and Numbering)
 - Chapter 121 (Land Use) related to business licensing and building setbacks

K. UPDATES BY COMMUNITY DEVELOPMENT:

L. 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