

DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, December 16, 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

F. APPROVAL OF MINUTES:

- i. November 18th 2025 Minutes

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.

Application for Variance:

1. **VA 25-23:** Jill Lemacks, Anchor Signs, Inc., has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article IX, Section 129-224 (2). The applicant is requesting a variance to allow for the main wall sign of the store Sierra to be approximately 204 square feet instead of the required 180 square feet. The Subject property is located at 534 Marketplace Parkway, Suite 600, Dawsonville, GA 30534. The Property is zoned C-HB w/c (Commercial Highway Business with Conditions). (Parcel Number: 107 318 014)

Application for Rezoning:

2. **ZA 25-09:** Nick Pesola with Davis Engineers has submitted a request to the proper authorities on behalf of Faith Durham for a Land Use Amendment to rezone 4.871 surveyed acres from RA (Residential Agriculture) to RRE (Residential Rural Estate). For the construction of a new single-family residence. The proposed rezoning is consistent with the Rural Living Future Land Use/Character Area Map. The subject property is located at 1293 New Bethel Church Road, Dawsonville, GA 30534 (Parcel Number: 102 030)
3. **ZA 25-10:** Jim King has submitted an application to the proper authorities requesting a Land Use Amendment to rezone 5-acres of property currently zoned C-HB (Commercial Highway Business) to C-HI (highway business intensive), for construction of a new light industrial development. This property is located on the north side of Prominence Ct. near Kilough Church Rd. (Parcel: 113 044 014).

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