DAWSON COUNTY PLANNING COMMISSION
MEETING Agenda – Tuesday, June 17, 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 taken during the Special Meeting of the Planning Commission on May 22, 2025.

G. APPROVAL OF THE AGENDA

1. Presentation of the June 17, 2025 Planning Commission 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.

K. PUBLIC HEARINGS:

Application for Variance:

1. **VA 25-06: Craig Chenggis** requests the following variances from the requirements outlined in Dawson County Land Use Code, Article III Section 121-67(3)(c), setbacks for properties zoned VCR (Vacation Cottage Restricted). The Applicant requests a reduction of 15' from the required 35' Front Yard setback, to remain no less than 20' from the property line. The Applicant requests to reduce the Right-Side Yard setback of 10' by 4', to remain no less than 6' from the right-side property line. Applicant seeks both setback reductions to build an addition onto an existing detached garage, for car and boat storage.
2. **VA 25-07: William Stark** requests the following variances from the setback requirements outlined by the Dawson County Land Use Resolution for properties zoned RMF (Residential Multi-Family). For Lot 20, **t**he Applicant requests a reduction of 3.8' from the required 10' left-side building setback, to remain no less than 6.2' from the property line. For Lot 179, the Applicant requests to reduce the right-side Yard setback of 10' by 4', to remain no less than 6' from the right-side property line. Applicant seeks both corrective variances to proceed with construction.
3. **VA 25-08: David Picklesimer** requests the following variance from the setback requirements outlined by the Dawson County Land Use Resolution for properties zoned VCR (Vacation Cottage Restricted). The Applicant requests a setback

reduction of 5’ from the required 15’ side yard building setback, to remain no less than 10’ from either side property line. The Applicant requests that the setback reduction be applied to both left and right-side property lines for the construction of a new home, as shown on the site plan.

4. **VA 25-10: Arivand Ganesan** requests the following variance from the setback requirements outlined by the Dawson County Land Use Resolution for properties zoned C-PCD (Commercial Planned Comprehensive Development). The Applicant requests a reduction of 30’ from the required 50’ building setback, to remain no less than 20’ from the property line. The Applicant requests that the setback reduction be applied to the property lines fronting Mansie Park Drive and the property line fronting Dawson Forest Road. The Applicant seeks a reduction for the development of a small-scale grocery store on the subject property.
5. **VA 25-11: Terry Boomer** requests the following variance from the **setback requirements** outlined by the Dawson County Land Use Resolution for properties zoned C-HB (Commercial Highway Business). The Applicant requests a reduction of 40’ from the required 60’ front building setback, to remain no less than 20’ from the property line (ROW). The Applicant seeks a reduction for the development of a convenience store with fuel pumps and a canopy.
6. **VA 25-12: Jeff & Susan Buffington** request a corrective variance from the setback requirements outlined by the Dawson County Land Use Resolution for property zoned R-A (Residential Agricultural). The Applicant requests a reduction of 13’ from the required 25’ right-side building setback, to remain no less than 12’ from the property line. The Applicant also requests to reduce the left-side building setback from 13’ from the required 25’, to remain 13’ from the property line. This is a corrective variance request to bring two existing accessory structures into setback compliance.
7. **SU 25-01:** Angela Voyles requests a Special Use approval to place a manufactured home on 2-acres of property zoned R-A (Residential Agricultural).

Application for Rezoning:

8. **ZA 25-05: Lindsay Bentsen** requests to rezone approximately 1.5 acres of property from RA (Residential Agricultural) to RS (Residential Suburban) to allow for the construction of a new single-family detached dwelling.

L. UPDATES BY PLANNING & DEVELOPMENT:

1. Announcement of the Community Development growth management survey, available through the website until July 31, 2025.
2. Announcement of Community Development's new Zoning Administrator, **Leah Prichard.**

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