



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 76/2026

SUBJECT: **2485 Dawsonville Highway | Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughndale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building** | Commission District 2 | **Cole Burchardt, applicant**

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends DENIAL of the applicant's request.

Purpose of Request:
2485 Dawsonville Highway | Variance to Section 3.2 | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughndale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building** | Commission District 2 | **Cole Burchardt, applicant**

History:

Facts and Issues:

Options:

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

- Staff Report
- Application
- Statement of Hardship
- Site Plan
- Plat
- Maps
- Deed
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Public Notice Sign