August 18th, 2026
DAWSON COUNTY PLANNING COMMISSION MEETING
DAWSON COUNTY GOVERNMENT CENTER

The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Chairman Jason Hamby

Neil Hornsey gave the invocation.

The Pledge of Allegiance was led by Chairman Jason Hamby.

Members present: Jason Hamby, District 1 Chairman; Shelton Townley, District 3; Neil Hornsey, District 4 Vice Chairman; Steve Sanvi, District 5.

Staff present: Leah Prichard (Zoning Administrator) and Richard Osborne (Director of Community Development)

Chairman Jason Hamby requested a motion to approve the minutes from the July 21, 2026 minutes as prepared. Motion passed by a vote of 4-0. (Hornsey/Sanvi)

Chairman Jason Hamby asked for a motion to approve the agenda, as presented by staff. Motion passed by a vote of 4-0. (Sanvi/Hornsey)

Chairman Jason Hamby announced the requirement of Disclosure:

Rules for this Zoning Application: 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 no 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.

New Business:

VA 26-38: Robert Mendez has submitted an application requesting a variance from the Dawson County Land Development Code, Article III, Chapter 121-72(g), which states that setbacks are based off of the recorded final plats for each phase. The Crystal falls recorded plats calls out for a front yard setback of forty (40) feet. The applicant is requesting a reduction of twenty (20) feet to allow a minimum front setback of twenty (20) feet for the construction of a detached garage.

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Mr. Mendes presented his request for a 20-foot variance to allow the construction of a detached garage adjacent to the side of his residence. Mr. Mendes explained that placing the garage closer to the residence would require significant engineering due to the steep slope along the side of the house. The requested variance would allow the detached garage to be located in a more level area, making construction more feasible. Mr. Mendes confirmed that the property is located in Phase I of Crystal Falls. It was noted that Phase I has larger setbacks, including a 40-foot front-yard setback, while the remainder of Crystal Falls has a 20-foot front-yard setback.

Chairman Jason Hamby asked if there was anyone to speak in favor of the application. There were none.

Chairman Jason Hamby asked if there was anyone to speak in opposition of the application.

Chairman Jason Hamby closed the public hearing for Board discussion.

Motion to recommend approval to the Board of Commissioners was passed. Motion was passed 3-0 (Sanvi/Townley)

VA 26-40: Chris Dockery with DockCo Construction, LLC has submitted an application requesting a variance from the Dawson County Land Development Code, Article III, Chapter 121 – 67 (3)(c)(1) which requires a twenty-five (25) foot front setback. The applicant is requesting a ten (10) foot reduction to allow a front setback of no less than fifteen (15) feet from the front property line for the construction of an addition/sunroom.

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. MR. Dockery explains his request that the property is located within Athens Boat Club and noted the complexity of the area, including the numerous property lines, restrictive lot configuration, and the location of the on-site sewage system. Mr. Dockery stated that he was representing Kathy and Arthur Sanford, the property owners, who are requesting to construct a sunroom on the front/lakeside portion of the property. He stated that the proposed addition is supported by the adjacent neighbors, as well as the president and Board of Governors of Athens Boat Club. Letters of support from these parties were included in the application packet. Mr. Dockery also explain explained that the residence sits higher than the road, with an embankment covered with surge gravel and a relatively flat area between the embankment and the road. He stated that the proposed sunroom would extend approximately six feet beyond the existing surge gravel, with the majority of the construction occurring along the existing bank.

Chairman Jason Hamby asked if there was anyone to speak in favor of the application. There were none.

Chairman Jason Hamby asked if there was anyone to speak in opposition of the application. There were none.

Chairman Jason Hamby closed the public hearing for Board discussion.

Chairman Jason Hamby asked for a motion.

Motion to recommend approval to the Board of Commissioners was passed. Motion was passed 3-0 (Hornsey/Sanvi)

VA 26-41: Ford Jordan has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article VIII, Chapter 42-235 (b), which states Private roads or private driveways will be named and numbered if they provide access to more than two (2) residences. This variance would now allow an additional two (2) residences to be addressed for a total of five (5) residences to use the same private driveway.

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Mr. Jordan stated that the shared easement serves five addresses and has existed since approximately 1996. They explained that they have been unable to obtain building permits due to the requirements of Dawson

County Code Section 42-235(b), "New Roads."

The applicant stated that they previously confirmed with the County that they could build on the two existing addressed sites. After purchasing the property and obtaining septic approval, they were informed that the easement would need to comply with the County's private road requirements.

The applicant stated that they explored alternatives, including additional easements, land purchases, and a land swap, but were unsuccessful and were advised to pursue a variance.

The applicant is requesting to construct two residences on the existing 22-acre property, one for themselves at 442 and one for their daughter at 444. They stated they will continue living in the existing barn with living quarters until the new residence is constructed.

Chairman Jason Hamby asked if there was anyone to speak in favor of the application. Terry Bradley stated that the shared easement runs through their property and that she and her husband have been property owners for approximately 25 years. Mrs. Bradley expressed support for the applicant and stated that they do not want to change their existing address to accommodate the proposed development.

Ms. Bradley explained that they have explored a potential land swap but were advised that they could not proceed until 2028 due to conservation restrictions on a portion of their property. Mrs. Bradley also stated that they have received conflicting information from various County departments regarding the matter.

Tony Bradley stated that the primary concern with the proposed land swap is that their property is enrolled in a conservation program, and they have been advised that completing the swap could result in significant back taxes and potentially affect their eligibility for the program. Mr. Bradley stated that a land swap would benefit all parties by providing the applicants with a separate, more direct access point and reducing additional traffic on the existing shared easement road. He proposed a 30-foot strip along the southern property line that would connect directly to the applicant's existing pavement and driveway. Mr. Bradley stated that the property contains approximately 19.07 acres and currently has two residences.

Staff/Board clarified that the Board does not have authority over the Tax Assessors or conservation program requirements. The Board indicated that potential options could be discussed separately after the meeting, but it could not direct the Tax Assessors to approve the proposed land swap.

Tony expressed support for the applicants and stated that they would like to find a solution that benefits all parties.

Chairman Jason Hamby asked if there was anyone to speak in opposition of the application. There were none.

Chairman Jason Hamby closed the public hearing for Board discussion.

Chairman Jason Hamby asked for a motion.

Motion to recommend approval to the Board of Commissioners was passed. Motion was passed 3-0 (Hornsey/Townley)

There being no further business to discuss, the meeting was adjourned at 6:33p.m.

Jason Hamby, Chairman — 9-15-26 Date

Attest: — 9-15-26 Date