January 20, 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 Hornsby gave the invocation.

The Pledge of Allegiance was led by Chairman Jason Hamby.

Members present: Jason Hamby, District 1 Chairman; John Maloney, District 2; Neil Hornsey, District 4 Vice Chairman; and Steve Sanvi, District 5.

Staff present: Leah Prichard (Zoning Administrator) Richard Batten (Planning Manager) and Richard Osborne (Community Development Director)

Chairman Jason Hamby requested a motion to approve the minutes from the December 16, 2025 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. (Hornsey/Sanvi)

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. 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 25-26: Joe Voyles has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article IV Chapter 121-104 (6), The applicant requests a 14 -foot reduction from the required 20-foot front setback, to remain no less than 6 feet from front property lines, for the construction of a new residential dwelling. The subject property is currently zoned C-PCD (commercial planned comprehensive development district). The subject property is located at 619 Valley Drive, Dawsonville, GA 30534. (Parcel Number: 110 033 132)

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application.
Joe Voyles; 508 Frank Bruce Road, Dawsonville, GA 30534. Mr. Voyles explained that the application request has to do with topographical and mechanical issues with the property. Mr. Voyles states that the topographical issues were located within the rear of the home/lot. He explained after consulting a private engineer about the issues that it would have cost more than half the home's value to bring the rear topographical up to standards, so financially for the client it would be better and easier to request moving the home into the front setback. Mr. Voyles also explained that the attachment to the sewer system was a challenge because of the topographic was too treacherous to allow the system to function correctly.

Chairman Jason Hamby asked if there were any questions for the applicant?
Chairman Jason Hamby asked if there was anyone to speak in favor of the application.
Thomas Malewitz; Dawsonville, GA 30534. Mr. Malewitz explained that he was the home owner and he humbly ask for the Planning Commission to please approve this variance.
Maggie Dias; 569 Valley Drive, Dawsonville, GA 30534. Ms. Dias explained she is a neighbor within the community and she stated she enjoyed the elevations of the home and she hopes the Planning Commission will approve the variance to allow the continuance of nice neighbors to move in.

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.

Chairman Jason Hamby asked for a motion. Motion to approve the request was passed 3-0 (Maloney/Hornsey).

VA 25-27: Lisa Spillane 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 deck. The applicant is also requesting a 17.4-foot reduction from the required 20-foot rear setback, to remain no less than 2.6 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 839 Night Fire Drive, Dawsonville, GA 30534 (Parcel 118 008 014).

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application.
Cesar Bullon; 78 Dove Street, Ball Ground, GA 3010. Mr. Bullon explained that the request was due to the size and configuration of the lot. Mr. Bullon explained that the restrictions of the setbacks will keep the home owner from creating functional and comfortable outdoor living area.

Chairman Jason Hamby asked if there were any questions for the applicant?
Chairman Jason Hamby asked if there was anyone to speak in favor of the application.
Lisa Spillane; 839 Night Fire Drive, Dawsonville, GA 30534. Ms. Spillane explains she is the home owner and she stated that this addition to her home would increase the value of her home and it is cohesive with the surrounding neighborhood Ms. Spillane stated she has spoken with many of her neighbors as well as her POA and they all are in favor of this request.

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 approve the request was passed. Motion passed by a vote of 3-0. (Maloney/Hornsey)

ZA 25-11: Robert Stanley Hood has submitted a request to the proper authorities for a Land Use Amendment to rezone 5.25 surveyed acres from RA (Residential Agriculture) to C-RB (Rural Business). To bring the current business in to compliance with the Dawson County Land Use. The proposed rezoning is consistent with the Rural Living Future Land Use/Character Area Map. They are also requesting a special use to allow them to offer additional outdoor parking. The subject property is located at 6495 Highway 9 South, Dawsonville, GA 30534 (Parcel Number: 088 108 001 & 088 109)

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application.
Clint Cowart; 650 Goodson Road, Dawsonville, GA 30534. Mr. Cowart explains the request is to bring the current office and the parcel next to them in to current code compliance and to allow for more storage of equipment for the business. Mr. Cowart also explained they do not plan on expanding in any way other than for storage/parking.

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. Motion passed by a vote of 3-0. (Sanvi/ Hornsey/)

There being no further business to discuss, the meeting was adjourned at 6:30 p.m.

Jason Hamby, Chairman — Date: 2-17-26

Attest: — Date: 2-17-26