September 16, 2025
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; Neil Hornsey, District 4 Vice Chairman; and 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 August 19, 2025 minutes as prepared. Motion passed by a vote of 3-0. (Hornsey/Sanvi)

Chairman Jason Hamby asked for a motion to approve the revised Agenda, as presented by staff. Motion passed by a vote of 3-0. (Hornsey/Sanvi)

Chairman Jason Hamby announced the requirement that a *statement of disclosure of campaign contributions* of $250 or more must be completed by anyone who wishes to speak in favor or opposition to any application.

New Business:

VA 25-16: Paul Barron, North Georgia Premium Outlets C/O Randal Jackson, the applicant has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article IX Chapter 129-224 (2) b. The applicant requests to have two additional signs (one per tenant wall standard) for the new business Sephora opening at the outlet mall. The subject property is currently zoned C-HB (Commercial Highway Business) This Property is located at 800 Highway 400 S, Suite 400, Dawsonville, GA 30534 (Parcel #: 114 004).

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Paul Barron with Lang Signs, 5495 Jot Em Down Road, Cumming, GA 30041, spoke regarding the request. Mr. Barron explained that the sign variance application was submitted after consultation with county staff. He stated that Sephora is permitted only one sign per tenant wall under the current code, but the variance is being requested in order to remain competitive. He noted that Sephora's competitors have signage visible from multiple directions, while Sephora would be limited to only one sign facing the parking lot.
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 Board for discussion.

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

ZA 25-06: Jonathan White, True North Living, LLC, has submitted a request to the proper authorities requesting a Land Use Amendment to rezone 2.5 acres of property from RA (Residential Agricultural) to RS (Residential Suburban). This property is located at 57 Harry Sosebee Rd., Dawsonville, GA 30534 (Parcel #: 107 011).

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Jonathan White, representing True North Living, LLC, 1045 Mount Zion Church Road, Murrayville, GA 30564, spoke regarding the request. Mr. White explained that the applicant seeks to split the property in order to build a second home. He noted that rezoning the property from RA (Residential Agriculture) to RS (Residential Suburban) would bring the property into compliance with the current ordinance as well as the county's future land use plan.
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 Board for discussion.
Chairman Jason Hamby asked for a motion.
Motion to recommend the approval to the Board of Commissioners the request was passed 3-0 (Hornsey/Sanvi)

There being no further business to discuss, the meeting was adjourned at 6:10p.m.

Jason Hamby, Chairman — Oct 21, 2025 — Date

Attest: — Oct. 21, 2025 — Date