May 19, 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

Shelton Townley gave the invocation.

The Pledge of Allegiance was led by Chairman Jason Hamby.

Members present: Jason Hamby, District 1 Chairman; John Maloney, District 2; and Shelton Townley, District 3.

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

Chairman Jason Hamby requested a motion to approve the minutes from the April 21, 2026 minutes as prepared. Motion passed by a vote of 3-0. (Maloney/Townley)

Chairman Jason Hamby asked for a motion to approve the agenda, as presented by staff. Motion passed by a vote of 3-0. (Maloney/Townley)

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 26-36: Jeff Runner has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article V, Chapter 133-115 (b) (1), which would now allow additional lots to be created from the parent tract within a five-year period, as well as chapter 133-115 (b) (3) which would now allow four (4) additional lots to use the same private drive. The subject property is zoned RSR (Residential Sub Rural) and is located at off of Black Bear Trace, Dawsonville, GA 30534 (Parcel No. 039 012 029).

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Jeff Runner, 25 Swan Center Drive, Marble Hill, GA. Mr. Runner explained the property consists of approximately 38 acres and that he wished to divide the property into approximately five additional parcels of around seven acres each. He explained the intent was to maintain the rural character of the area and avoid large-scale development. He stated the existing private drive maintenance agreement would be amended to include any future property owners.

Mr. Runner acknowledged comments regarding bringing the road up to county standards but stated he would prefer to construct a new road through his property rather than improve the existing roadway.

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.

Jake Reichel, 843 Black Bear trace, Dawsonville GA, 30534. Mr. Reichel the existing private drive is narrow and not capable of safely handling the increased traffic. He expressed concerns regarding emergency vehicle access, road maintenance, and the precedent additional lot creation could establish for neighboring tracts.

James Collinson, 411 Black Bear Trace, Dawsonville, GA 30534. Mr. Collinson explained the existing roadway does not meet county standards and that additional development should comply with all county requirements, including roadway improvements.

Chairman Jason Hamby closed the public hearing for Board discussion. The Planning Commission discussed roadway conditions, county standards, and whether the proposed lot increase would require the road to be upgraded. Discussion also included whether additional development could trigger major subdivision requirements.
Chairman Jason Hamby asked for a motion. Motion to deny the request was passed 3-0 (Maloney/Townley)

ZA 26-13: Matthew Zieg with CSC Design has submitted an application to the proper authorities requesting a Land Use Amendment and rezoning of 8.58 surveyed acres from RA (Residential Agriculture) to C-HI (Commercial Highway Intensive) to allow for a proposed commercial development. The proposed rezoning is consistent with the Georgia 400 Mixed Use Future Land Use/Character Area Map. The applicant is also requesting a variance from Dawson County Land Use, Article IV, Sec. 121-103(3)(d), to allow for the following buffer reductions: The subject property is located at 173 Stacie Lane, Dawsonville, 30534 (Parcel Numbers: 107 087 & 107 081 001).

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Matthew Zieg, 135 Prickman industrial dr. Canton, GA. Mr. Zieg explained the request on behalf of a client seeking to develop three commercial buildings totaling approximately 55,000 square feet. The applicant stated no specific end users had been identified at this time, but the development would comply with permitted zoning uses.

The applicant also requested variances for reductions to required buffers adjacent to neighboring properties and stated letters of support had been submitted from adjoining property owners.
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. The Planning Commission questioned the requested buffer reductions due to the lack of identified end users and discussed whether the project would require a traffic impact study based on total square footage.
The applicant clarified that the submitted concept plan had been revised to remain under the threshold requiring a traffic study. Commission members expressed concern regarding the intensity and unknown nature of future development on the site.

Chairman Jason Hamby asked for a motion.
Motion to recommend denial to the Board of Commissioners. Motion was passed 3-0 (Maloney/Townley)

ZA 26-15: Minavar Kadimova has submitted a request to the proper authorities on behalf of Kakhramanov Properties, LLC for a Land Use Amendment to rezone approximately 1.199 surveyed acres from RSRMM (residential sub-rural manufactured/moved) to C-RB (Rural Business). To allow for an Automobile Service business. The proposed rezoning is consistent with the Suburban Living Future Land Use/Character Area Map. The subject property is located at 2232 Dawson Forest Road, Dawsonville, GA 30534 (Parcel Number: 106 043)

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Minavar Kadimova, 2232 Dawson Forest Road, Dawsonville, GA, 30534. Mrs. Kadimova explained that the property had been cleaned and improved since purchase and that the proposed use would consist of a 5,000 square-foot indoor repair facility with operations conducted entirely inside the building. The existing mobile home on the property would serve as the office.

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. The Planning Commission reviewed comments from Public Works regarding the need for improved driveway access to commercial standards and drainage considerations to prevent runoff onto adjacent properties. Staff also noted a required 25-foot undisturbed buffer. The applicant acknowledged the requirements and agreed to comply.

Chairman Jason Hamby asked for a motion.
Motion to recommend approval to the Board of Commissioners was passed. Motion was passed 3-0 (Maloney/Townley)

There being no further business to discuss, the meeting was adjourned at 6:38p.m.

Jason Hamby, Chairman — June 16, 2026 — Date

Attest: — June 16, 26 — Date