April 21, 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; Steve Sanvi, District 5.

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 March 17, 2026 minutes as prepared. Motion passed by a vote of 4-0. (Hornsey/Maloney)

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

ZA 26-14: Sean Courtney has submitted a request to the proper authorities on behalf of Bold Wealth Management for a Land Use Amendment to rezone approximately 20.89 surveyed acres from RA (Residential Agriculture) to C-HI (Commercial Highway Intensive). To allow for a proposed office, flex, and warehouse development. The proposed rezoning is consistent with the Georgia 400 Mixed Use Future Land Use/Character Area Map. The subject property is located at Whitmire Drive, Dawsonville, GA 30534 (Parcel Number: 107 078, 107 078 004, 107 078 005, and 107 077)

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application.
Unal Coban 5025 Glad Stone Pkwy., Suwanee, GA 3024. Mr. Coban explained that his client is wanting to rezone the property for retail/flex spaces. He explained that his client is currently building the same kind of projects in Cumming Ga and Alpharetta GA. Chairman Hamby asked Mr. Coban if there is currently a proposed occupant, Mr. Coban explained that currently there is no occupant, just a want to develop the property.

Mr. Maloney asked if the applicant was aware and willing to follow the stipulations brought to them by Planning Commission, Planning staff, and Public Works staff. Mr. Coban agreed that they were and willing to cooperate how ever is needed with the county.

Mr. Maloney added a recommended stipulation to alter the throat depth of the main entrance of the development. He also requested there be some type of median to be added to the far left entrance of the property to make it a true right in and right out.

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

Elizabeth White, 5637 Linden Dr., Gainesville, GA 30506. Ms. White explained that this property was her grandparents land, she explained that she has lived on the property but is now requesting that due to the development around the property already has altered the state of it to be continued as a single-family zoning.

Sean Courtney, Cumming, GA 30040. Mr. Courtney just explained that he is there on behalf of his clients and is there to answer any question that the Planning Commission may have.

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

Randy Evens, 970 Green Wood acres Dr., Cumming, GA 30040. Explained that he is not opposed to the rezoning request he was just wanting a little more information about the buffers, infrastructure, and just information about the overall project.

Zoning staff Mrs. Prichard explained that the information he is requesting is a little in-depth for a public hearing but she would be glad to get that information to him via email.

Mr. Hornsey asked if the infostructure was in the process of having improvements done to the area.
Planning Director Richard Osborn explained that there are many improvements happing to the entirety of the Lumpkin Campground Road
Chairman Jason Hamby closed the public hearing for Board discussion.
Motion to recommend approval to the Board of Commissioners was passed with the conditions

1. 15 ft additional right-of-way required to be dedicated to the county.
2. 20 ft wide landscape strip required per county code along Whitmire Dr shall be followed.
3. Median to be added to the west entrance, making it a right-in and right-out access.
4. Public Works, prior to approval of civil plans, shall evaluate the needed throat depth from the east access into the development to potentially be deeper.

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

There being no further business to discuss, the meeting was adjourned at 6:22 p.m.

Jason Hamby, Chairman — Date: May 19, 2026

Attest: — Date: 5-19-26