The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Vice Chairman Neil Hornsey

John Maloney gave the invocation.

The Pledge of Allegiance was led by Neil Hornsey.

Members present: Steve Sanvi, District 1; John Maloney, District 2; Shelton Townley, District 3; and Neil Hornsey, District 4 Vice Chairman.

Staff present: Priscilla Coley (Planning Manager), Richard Osborne (Director of Community Development), and Leah Prichard (Zoning Administrator).

Vice Chairman Hornsey requested a motion to approve the minutes from the June 17, 2025 Planning Commission as prepared. Motion passed by a vote of 3-0. (Sanvi/Maloney)

Vice Chairman Hornsey stated there was a request to change the agenda. The request was to move VA 25-10 to the end of the Agenda.

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

Vice Chairman Hornsey announced the requirement that a S*tatement of Disclosure of Campaign Contributions* of $250 or more must be completed by anyone who wishes to speak in favor or opposition of to any application.

New Business:

ZA 24-14: Jim King, obo Coleman Family Investments, LLC & Bagley Land and Cattle Co. LLC, has submitted an application to the proper authorities requesting a Land Use Amendment and a Future Land Use Map Amendment to rezone 123.48 acres currently zoned RSR (Residential Sub-Rural) & RA (Residential Agricultural) to RS-2 (Residential Suburban), to construct a 211-unit detached single family community at 2 du/ac. The applicant is also seeking a Future Land Use Map amendment to redesignate Parcel 088 120 from the Rural Living Character Area to the Suburban Living Character Area, as required for consistency with the proposed RS-2 zoning designation. The properties are located at the SW corner of SR-9 & Dawson Forest Road, Dawsonville, GA 30534 (Parcels: 098 002 & 088 120). (DRI #4345)

Vice Chairman Hornsey asked if there was anyone to speak on behalf of the application. Jim King, of 131 Prominence Ct., Dawsonville GA 30534 spoke to the application. Mr. King displayed a presentation explaining the history of parcels 098 002 & 088 120. After his presentation he requested a rebuttal.

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

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application.

Tiffany Georgia, of 252 Dawson Manor DR., Dawsonville, GA 30534 spoke in opposition of the rezoning and character area change request. Mrs. Georgia stated her concerns in regards to the infrastructure of the roads. She also had concerns about emergency services being able to maneuver through all of the impending traffic.

Shannon Stanford, of 39 Nathan Way, Dawsonville, GA 30534, spoke in opposition of the rezoning and character area change request. Mrs. Sanford stated her concerns in regards to the lot sizes and the density. She also stated we should hold the developers to a higher standard/quality of home than we've seen recently constructed in Dawson County.

Rick Marsh, of 113 Nashfort Lane, Dawsonville, GA 30534, spoke in opposition to the rezoning and character area change request. He expressed concerns regarding the capacity and condition of the surrounding road infrastructure, as well as the impact of increased population growth on the local school systems. Additionally, Mr. Marsh noted the lack of a nearby hospital as a significant concern for the community.

Vice Chairman Hornsey opened the floor for rebuttal. Mr. King explained that this particular location falls within a designated growth node, which is intended to concentrate development in specific areas while conserving land north of the river.

Vice Chairman Hornsey closed the Board for discussion.
Steve Sanvi stated that he had two primary concerns: first, why the character area designation for this specific property was changed under the new Comprehensive Plan; and second, whether the existing infrastructure in the area is adequate to support the proposed development.

Vice Chairman Hornsey asked for a motion.
Steve Sanvi motioned for denial.
Motion to recommend denial of the request to the Board of Commissioners was passed 3-0
(Sanvi/Maloney)

VA 25-10: Arivand Ganesan requests the following variance from the setback requirements outlined by the Dawson County Land Use Resolution for properties zoned C-PCD (Commercial Planned Comprehensive Development). The Applicant requests a reduction of 30’ from the required 50’ building setback, to remain no less than 20’ from the property line. The Applicant requests that the setback reduction be applied to the property lines fronting Mansie Park Drive and the property line fronting Dawson Forest Road. The Applicant seeks a reduction for the development of a small-scale grocery store on the subject property.

Vice Chairman Hornsey asked if there was anyone to speak on behalf of the application. Arivand Ganesan, of 3604 N Stratford Rd. NE, Atlanta, GA 30342 spoke to the application. Mr. Ganesan explained that they are amending their original request, changing the proposed setback reduction from 50 feet to 20 feet, to now requesting a reduction from 50 feet to 30 feet. Similarly, the buffer modification is being revised from an initial request of 50 feet to 30 feet, to a new request of 40 feet to 20 feet. He further stated that they have communicated with neighboring property owners, all of whom understand and support the revised request.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There were none.
Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application. There were none.
Vice Chairman Hornsey closed the Board for discussion.
Vice Chairman Hornsey asked for a motion.
Motion to approve the request was passed 3-0 (Maloney/Townley)

Public Hearings:

Proposed Fee Schedule Updates (1st of 2 required Public Hearings; 2nd Public Hearing to be held at the 8/21 BOC Meeting)

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There were none.
Vice Chairman Hornsey asked if there was anyone to speak in opposition of the proposed Fee Schedule update. There were none.
Vice Chairman Hornsey closed the Board for discussion.
Vice Chairman Hornsey asked for a motion.
Motion to recommend approval of the request to the Board of Commissioners was passed 3-0 Maloney/Townley

There being no further business to discuss, the meeting was adjourned at 6:53p.m.

Jason Hamby, Chairman — 08/19/2025 Date

LEAH PRICHARD — 08/19/2025

Attest: Date