October 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; and Neil Hornsey, District 4 Vice Chairman.

Staff present: Richard Batten (Planning Manager), Richard Osborne (Director of Community Development), and Catherine Coggin (Zoning Administrator).

Chairman Jason Hamby requested a motion to approve the minutes from the September 15, 2026 minutes as prepared. Motion passed by a vote of 3-0. (Hornsey/Maloney)

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

Chairman Jason Hamby announced 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 not 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:

Chairman Jason Hamby requested motion to approve the proposed 2027 planning commission meeting calendar, as presented by staff. Motion passed by a vote of 3-0. (Maloney/Hornsey)

ZA 26-23: Kerry Ward has submitted an application to the proper authorities requesting a rezoning of 3.0 surveyed acres from RA (Residential Agriculture) to RRE (Residential Rural Estate) to allow the property to be subdivided from its parent parcel. The proposed rezoning is consistent with the Rural Living Land Use/Character Area Map. The subject property is located at 81 Rowell Drive, Dawsonville, 30534 (Parcel Number: 055 028).

Chairman Jason Hamby deferred to Richard Batten. Mr. Batten explained that Ms. Ward is seeking to

rezone three acres to RRE to allow the property to be subdivided from the parent parcel in compliance with zoning requirements. Mr. Batten stated that the proposed rezoning would allow for single-family residential use and is consistent with the designated future land use. Mr. Batten noted that the request is reasonable and that staff has no concerns from a planning and zoning standpoint.

Chairman Jason Hamby asked if there was anyone to speak on behalf of the application. Kerry Ward of 1295 Poplar Grove Lane Cumming, GA 30041. Mr. Ward explained that he intends to purchase seven acres of an existing 10-acre parcel. He stated that the current property owner is subdividing the property to allow for the sale of the seven acres, which requires the remaining three acres to be rezoned to comply with zoning requirements. In response to a Board question, Mr. Ward confirmed that he intends to purchase the seven-acre portion, not the three-acre portion being rezoned.

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 (Maloney/Hornsey)

ZA 26-24: Harold Nissley has submitted an application to the proper authorities to amend the Future land Use/Character Area designation of 2.1 acres from Rural Living to Lanier, followed by a rezoning from RRE (Residential Rural Estate) to RSR (Residential Sub-Rural) to allow for building of a single-family residence. The subject property consists of approximately 2.1 acres. The property is located off Auraria Rd on the private drive Auraria Hills/Auraria Ridge, Dawsonville, parcel number 116 002.

Chairman Jason Hamby deferred to Richard Batten. Mr. Batten explained that Mr. Nissley is seeking to develop a single-family residence on property located along the Dawson and Lumpkin County line. He stated that the property is currently zoned RRE (Residential Rural Estate), which requires a minimum of three acres for development. Although the entire property exceeds three acres, only approximately 2.1 acres are located within Dawson County and can be considered for zoning purposes. Mr. Batten explained that the request includes amending the future land use designation to the nearby Lanier Character Area and rezoning the property to RSR (Residential Sub-Rural), which would allow Mr. Nissley to construct a single-family residence in compliance with zoning requirements. Mr. Batten stated that the request is reasonable and that staff has no planning or zoning concerns.

Chairman Jason Hamby asked if there was anyone to speak on behalf of the application. Jim Pierce of 104 Sweet Apple Lane Dahlonega. Mr. Pierce explained that there was a misunderstanding regarding the property's acreage when the land was originally developed, as they were unaware that the Dawson and Lumpkin County boundary would affect how the total acreage was considered for zoning purposes. He stated that the proposed rezoning would allow the property to be developed with a single-family residence, whether by the current owner or a future property owner. In response to a Board question, Mr. Pierce confirmed that the property consists of approximately 3.72 acres, with only 2.1 acres located within Dawson County. Mr. Pierce thanked the Board for their consideration.

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 (Hornsey/Maloney)

ZA 26-25: Amy Butler has submitted an application to the proper authorities requesting a rezoning of 3.0 surveyed acres from RA (Residential Agriculture) to RRE (Residential Rural Estate) to allow the property to be subdivided from its parent parcel. The proposed rezoning is consistent with the Rural Living Land Use/Character Area Map. The subject property is located at 1529 Amicalola Church Road, Dawsonville, 30534 (Parcel Number: 035 017).

Chairman Jason Hamby deferred to Richard Batten. Mr. Batten explained that Ms. Butler is seeking to rezone three acres from RA (Residential Agriculture) to RRE (Residential Rural Estate) to allow the property to be subdivided in compliance with zoning requirements. He stated that the proposed rezoning is consistent with the Rural Living Character Area and noted that the request is reasonable, with no planning or zoning concerns.

Chairman Jason Hamby asked if there was anyone to speak on behalf of the application. Amy Butler of 1529 Amicalola Church Road Dawsonville. Ms. Butler explained that she was representing her in-laws, who own the subject property and currently have a mobile home located on it. She stated that they are requesting the rezoning to retain three acres for their residence while allowing the remaining property to be sold. During the discussion, Board members asked several questions regarding the total acreage, property boundaries, and previously subdivided portions of the land. Ms. Butler provided clarification regarding the ownership and division of the property, explaining that her in-laws currently own approximately 11.4 acres and intend to retain the three-acre portion containing their residence.

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 (Hornsey/Maloney)

ZA 26-26: Sean Courtney, of Lipscomb Johnson LLP has submitted an application to the proper authorities to amend the Future land Use/Character Area designation of 5.93 acres from North 400 Corporate Park to GA 400 Mixed Use, followed by a rezoning from RSR (Residential Sub-Rural) to C-HI (Commercial Highway Business Intensive) to allow for development of a 27,250 sqft Flex/Office space. The property is located on the southwest corner of Stowers Road and Highway 400, Dawsonville, 30534 (a portion of Parcel Number 111 033).

Chairman Jason Hamby deferred to Richard Batten. Mr. Batten explained that the subject property is a relatively small parcel located at the southwest corner of Georgia 400 and Stowers Road. He stated that the property is currently zoned RSR (Residential Sub-Rural) and that the developer is requesting rezoning to C-HI (Commercial Highway Intensive) to allow for the development of flex office space. Mr. Batten further explained that the request includes a Future Land Use Map amendment from the North 400 Corporate Park Character Area to the Georgia 400 Mixed Use Character Area. He noted that the proposed land use amendment and rezoning would provide additional commercial development opportunities and support continued growth along the Georgia 400 corridor. Mr. Batten stated that both the proposed Future Land Use Map amendment and rezoning request are reasonable.

Chairman Jason Hamby asked if there was anyone to speak on behalf of the application. Cameron Neary of 116 North Main Street Cumming, GA. Mr. Neary explained that the property is divided by Georgia 400 and that the western portion is adjacent to property zoned C-IR (Commercial Industrial Restricted). Mr. Neary stated that the requested rezoning to C-HI (Commercial Highway Intensive) would provide a compatible zoning designation for the surrounding area and allow for the development of flex office space. He advised that preliminary discussions had taken place with the Georgia Department of Transportation (GDOT) regarding access to the property and that GDOT had provided conceptual approval of the proposed access, subject to permitting and applicable regulations. Mr. Neary also stated that initial discussions with the Dawson County Fire Marshal had been favorable regarding the proposed site layout. Mr. Neary presented renderings of the proposed development for the Board's review. During the discussion, Board members requested clarification regarding the intended use of the property, as some of the renderings depicted medical office buildings. Mr. Neary explained that those renderings were associated with a separate rezoning request for the eastern portion of the property and were not applicable to the current request. Mr. Neary confirmed that the western portion was being considered for flex office space, with the specific uses still in the planning stages. In response to additional questions, Mr. Neary confirmed that the developer would comply with recommendations from Emergency Services and the Fire Marshal. Board members also questioned the proposed access along Georgia 400. Mr. Neary explained that an existing curb cut farther south would remain undisturbed and that a new right-in/right-out access was proposed for the western development. Mr. Neary clarified that the overall property would have two proposed access points, one on each side of Georgia 400, which had been reviewed conceptually by GDOT. Mr. Neary provided documentation of GDOT's preliminary review for the Board's consideration.

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. Margaret Horn of 103 Lords Way. Ms. Horn expressed concerns regarding existing traffic conditions and the potential impact of additional commercial development along Georgia 400 near Stowers Road. Ms. Horn explained that she resides on Lord's Way, just south of Stowers Road, and that residents traveling toward Highway 53 must turn right onto Georgia 400 and make a U-turn near Highway 136. Ms. Horn stated that traffic congestion frequently results in motorists waiting through multiple traffic signals before being able to complete the U-turn. Ms. Horn also expressed concerns regarding the angle at which Stowers Road intersects Georgia 400, the limited space within the median, and reduced visibility caused by larger vehicles, particularly during foggy conditions. Ms. Horn questioned whether the developer would be willing

to contribute to the installation of a traffic signal and whether the Georgia Department of Transportation would permit one given the proximity to Highway 136. She acknowledged that traffic studies were underway but emphasized the importance of addressing existing roadway and infrastructure concerns before approving additional development. Ms. Horn expressed concern that the proposed development could further complicate traffic movements and create safety issues similar to those experienced at other intersections in the County. Ms. Horn urged the Board to ensure that necessary traffic improvements and infrastructure were addressed before moving forward with the rezoning request.

Chairman Jason Hamby asked if there was anyone else to speak in opposition of the application. Dimitris Tzortzis of 11 Taylor Trail. Mr. Tzortzis expressed concerns regarding the potential impact of the proposed development on his residential property. Mr. Tzortzis explained that he owns a home situated on approximately three acres along Georgia 400 and was uncertain which portion of the property was being considered for development. Mr. Tzortzis stated that he was not necessarily opposed to the proposed development but wanted clarification regarding the types of buildings that would be constructed near his property. Mr. Tzortzis also requested that an adequate buffer be provided between the proposed development and his residence to minimize potential impacts on his home and property.

Chairman Jason Hamby asked if there was anyone else to speak in opposition of the application. There was none.

Chairman Jason Hamby closed the Board for discussion. The Board requested clarification from Mr. Batten regarding the buffering requirements and traffic impacts associated with the proposed development. In response to questions concerning the required buffer between commercial development and adjoining residential properties, Mr. Batten explained that properties within the Georgia 400 Overlay District are generally subject to buffer requirements ranging from 40 to 70 feet, depending on the adjacent land uses. Mr. Batten clarified that the buffer separating single-family residential properties from commercial or industrial uses would be required to remain undisturbed. The Board also questioned Mr. Batten regarding the status of the traffic study and whether potential improvements to the Stowers Road intersection had been evaluated. Mr. Batten explained that the traffic study was undergoing a second round of review following initial comments from Public Works. Mr. Batten stated that the applicant had addressed the initial comments and that the revised study had been submitted to the County's third-party reviewer, with additional comments anticipated within approximately one week. Mr. Batten clarified that the study primarily addressed access concerns associated with the proposed development on the eastern side of Georgia 400, including the elimination of a secondary access point, avoiding access through residential neighborhoods or unimproved roads, and ensuring appropriate access from Georgia 400. When questioned whether the study included traffic volume counts and evaluated the need for improvements at the unsignalized Stowers Road intersection, Mr. Batten stated that he had not reviewed those specific figures.

Mr. Abdul Amir, representing ANR Engineering, addressed the Board to provide clarification regarding the traffic impact study conducted for the proposed development. Mr. Amir explained that the study evaluated several intersections along the Georgia 400 corridor, including traffic counts collected during two-hour morning and afternoon peak periods, intersection capacity, and levels of service. Mr. Amir stated that discussions with the Georgia Department of Transportation (GDOT) identified the need for improvements to

the existing U-turn movement along northbound Georgia 400 near Stowers Road. The proposed improvements would include widening the northwest corner of the intersection to provide additional pavement and improve turning movements. Mr. Amir further explained that the study recommended constructing a deceleration lane for southbound traffic entering the proposed development, allowing vehicles to exit the through lane before turning into the property. Mr. Amir confirmed that the traffic study documented the existing intersection conditions, levels of service, and recommended improvements. In response to Board questions, Mr. Amir clarified that the Stowers Road intersection is currently unsignalized, while the intersection at Highway 136 is signalized and was also included in the study. Mr. Amir further confirmed that the developer would be responsible for the costs associated with the proposed U-turn improvements and deceleration lane.

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

ZA 26-27: Sean Courtney, of Lipscomb Johnson LLP, has submitted an application to the proper authorities requesting a rezoning of 22.507 surveyed acres from RSR (Residential Sub-Rural) to C-OI (Commercial Office Institutional) to allow for development of seven (7) medical office buildings. The proposed rezoning is consistent with the North 400 Corporate Park Land Use/Character Area Map. The subject property is located at the southeast corner of Stowers Road and Highway 400, Dawsonville, 30534 (a portion of Parcel Number 111 033).

Chairman Jason Hamby deferred to Richard Batten. Mr. Batten explained that the subject property is a larger parcel located at the southeast corner of Georgia 400 and Stowers Road. Mr. Batten stated that the property is currently zoned RSR (Residential Sub-Rural) and that the applicant is requesting rezoning to C-OI (Commercial Office Institutional) to allow for the development of seven medical office buildings. Mr. Batten explained that the proposed development is consistent with the North 400 Corporate Park Future Land Use Character Area and aligns with the intended land use for the Georgia 400 corridor. He noted that the proposed medical office development would provide opportunities for expanded medical services and support orderly commercial development along the corridor. Mr. Batten stated that the requested rezoning from RSR to C-OI is reasonable.

Chairman Jason Hamby asked if there was anyone to speak on behalf of the application. Cameron Neary of 116 North Main Street Cumming, GA. Mr. Neary explained that the proposed right-in/right-out access along Georgia 400 had been included in the previously presented plans and had received preliminary conceptual acceptance from the Georgia Department of Transportation (GDOT). Mr. Neary stated that the proposed development would have one primary commercial access point along Georgia 400, which would include a full-length deceleration lane. He further explained that, to comply with the Dawson County Fire Marshal's requirements, a 20-foot-wide emergency access road was proposed from East Stowers Road. This access would be gated with a Knox Box and restricted to emergency vehicles only. Mr. Neary clarified that no access was proposed from Taylor Trail Road and that all regular commercial traffic would enter and exit the development from Georgia 400. Mr. Neary also addressed the proposed buffering along the adjoining properties, explaining that the site plan included a 30-foot undisturbed buffer and a 40-foot building setback. Mr. Neary stated that the buffer would remain undisturbed in accordance with the applicable County

requirements. During the discussion, Board members requested clarification regarding the emergency access and buffering provisions. Mr. Neary confirmed that the Stowers Road entrance would be restricted to emergency access only. When asked whether the developer would consider increasing the buffer in areas where additional space appeared available, Mr. Neary stated that he would be willing to explore the possibility but would need to discuss it with the developer and client. In response to additional Board questions, Mr. Neary indicated that the proposed medical office development was speculative and that specific tenants had not yet been identified.

Chairman Jason Hamby asked if there was anyone to speak in favor of the application. Dimitris Tzortzis of 11 Taylor Trail. Mr. Tzortzis expressed concerns regarding the proposed buffer between the development and his adjoining residential property. He explained that his property is located on the eastern side of Georgia 400 and requested that the proposed 30-foot undisturbed buffer be increased to at least 40 feet. Mr. Tzortzis stated that his residential property consists of approximately one acre and that an increased buffer would provide additional privacy between his home and the proposed medical office buildings.

Chairman Jason Hamby asked if there was anyone else to speak in favor of the application. There was none.

Chairman Jason Hamby asked if there was anyone to speak in opposition of the application. Adam Thurston of 204 Carson Creek Drive. Mr. Thurston provided the Board with a written statement, petition, and supporting exhibits illustrating his concerns regarding the proposed development. Mr. Thurston requested additional time to present his information, explaining that two neighboring property owners who had signed the petition had agreed to yield their speaking time to him. The Board permitted the additional time to avoid repetitive discussion. Mr. Thurston expressed concerns regarding the compatibility of the proposed commercial development with the surrounding residential neighborhood. Referring to exhibits obtained from the Dawson County GIS system, he explained that the subject property is situated within an established residential area rather than simply adjacent to one. Mr. Thurston identified several occupied residential properties sharing boundaries with the proposed development, including properties along Stowers Road, Harmony Church Road, Taylor Trail Road, and Dill Lane. Mr. Thurston noted that one residential property would be bordered by the proposed development on three sides. Mr. Thurston stated that the surrounding properties have maintained a rural residential character and that the existing wooded parcel serves as an important natural buffer between the neighborhood and Georgia 400. Mr. Thurston also raised concerns regarding the availability of adequate infrastructure to support the proposed medical office development. Mr. Thurston stated that the property lacks access to public sewer and questioned whether sufficient water infrastructure exists to meet the development's anticipated fire protection requirements. Mr. Thurston noted that Etowah Water had not provided comments confirming the availability of adequate water service. Mr. Thurston further expressed concerns regarding the proposed commercial septic system shown on the site plan, particularly given the property's steep terrain and its proximity to the Lord's Way subdivision, which relies on a community well. Referring to topographic and drainage exhibits, Mr. Thurston explained that the property slopes toward the south and southeast and expressed concern that placing a commercial septic system uphill from the community well could create potential groundwater and drainage impacts. Mr. Thurston emphasized that the property's existing mature trees, natural topography, and wooded areas contribute significantly to the privacy and rural character of the surrounding neighborhood. Mr. Thurston

expressed concern that clearing, grading, filling, and developing the property for commercial purposes could permanently alter the area's character and potentially affect existing drainage patterns. While acknowledging the property owner's right to develop the land in accordance with its current zoning, Mr. Thurston argued that the requested commercial rezoning would create a significant land use conflict with the established residential neighborhood. Mr. Thurston urged the Board to consider the unique characteristics of the property, the surrounding residential uses, and the potential impacts on neighboring homeowners. Mr. Thurston requested that the Planning Commission recommend denial of the rezoning application and asked that his written opposition statement and supporting materials be included in the hearing record.

Chairman Jason Hamby asked if there was anyone else to speak in opposition of the application. Margret Horn of 103 Lords Way. Ms. Horn expressed concerns regarding the potential traffic impacts of the proposed medical office development on Georgia 400 and surrounding roadways. Ms. Horn explained that the existing roadway infrastructure would make it difficult for employees and visitors leaving the development to travel southbound on Georgia 400, particularly due to the lack of traffic signals and adequate turning lanes at certain intersections. Ms. Horn expressed concern that motorists would seek alternate routes along Highway 136, Stowers Road, and Harmony Church Road to access Georgia 400, potentially creating additional congestion and delays throughout the surrounding area. Ms. Horn further questioned whether the traffic impact study adequately considered the volume of vehicles that could be generated by seven proposed medical office buildings, particularly during the evening peak travel period when employees would be leaving work. Ms. Horn expressed concern that the existing turning lanes and intersections would be insufficient to accommodate the additional traffic, potentially resulting in significant backups along Harmony Church Road and affecting motorists attempting to cross Georgia 400 toward Lumpkin Campground Road. Ms. Horn also raised concerns regarding emergency vehicle access, particularly for emergency responders traveling from the fire station on Nix Bridge Road. Ms. Horn stated that increased congestion, narrow roadways, and limited areas for motorists to pull over could delay emergency response times. Additionally, Ms. Horn questioned whether the County's existing emergency services and law enforcement staffing would be sufficient to accommodate the demands associated with continued development. Ms. Horn urged the Board to carefully consider the cumulative traffic impacts, roadway limitations, and emergency service needs before making a recommendation on the rezoning request.

Chairman Jason Hamby asked if there was anyone else to speak in opposition of the application. Sharon Torrey of 136 Lords Way Dawsonville. Ms. Torrey explained that she has resided in the Lord's Way neighborhood for approximately 32 years. Ms. Torrey stated that the neighborhood was established with the County's approval and expressed her desire for the Planning Commission to protect the existing residential community. Ms. Torrey questioned whether the subject property was an appropriate location for the proposed commercial development, noting that other properties along the Georgia 400 corridor may be better suited for such uses. Ms. Torrey expressed concern that the development would remove a significant portion of the natural wooded buffer separating the neighborhood from Georgia 400, negatively impacting the community's privacy and rural character. Ms. Torrey also reiterated concerns regarding the neighborhood's water supply, explaining that residents have previously explored obtaining water service from Etowah Water but found the associated infrastructure costs to be financially prohibitive for the homeowners. Ms. Torrey urged the Board to consider the potential impacts on the established residential community and its existing water supply when evaluating the rezoning request.

Chairman Jason Hamby asked if there was anyone else to speak in opposition of the application. There was none.

Chairman Jason Hamby closed the Board for discussion. Chairman Hamby called Mr. Neary forward to address questions from the Board regarding water and sewer availability and the potential impacts of the proposed development on surrounding residential properties. Mr. Neary explained that discussions with the Dawson County Fire Marshal indicated that a large water main was located on the western side of Georgia 400; however, Mr. Neary confirmed that the developer had not yet contacted Etowah Water and Sewer Authority regarding water service for the proposed development. When questioned about wastewater disposal, Mr. Neary stated that a commercial septic system would be necessary due to the lack of nearby public sewer infrastructure. Mr. Neary explained that the proposed system would be required to comply with applicable regulations and separation requirements, including those intended to protect nearby wells. Mr. Neary also confirmed that he was unaware of the distance to the nearest available public sewer connection. During further discussion, Mr. Maloney expressed concerns regarding the development's proximity to established residential properties and encouraged the developer to consider a more context-sensitive site design. Mr. Maloney questioned whether the proposed building locations, septic system, stormwater facilities, and landscaping could be reevaluated to better protect neighboring homeowners. Mr. Maloney emphasized the importance of preserving existing trees, maintaining natural buffers, and minimizing the visual and environmental impacts of the development. Mr. Neary indicated that the developer would be willing to consider additional buffering and measures to maintain the natural separation between the proposed commercial development and adjoining residential properties. Mr. Abdul Amir, representing ANR Engineering, also addressed the Board and stated that the development team would further evaluate the concerns raised by neighboring property owners. Mr. Amir explained that the proposed site layout already provided substantial separation between several of the buildings and adjoining residential properties, with certain areas exceeding the minimum required buffer. Mr. Amir noted that the placement of three buildings closer to the residential area was influenced by the property's topography and that the proposed stormwater detention facility was positioned based on existing site elevations. Mr. Amir stated that the development team would review opportunities to preserve additional natural vegetation, increase setbacks, and adjust the site design where feasible. Mr. Amir further indicated that the developer would be willing to consider specific zoning conditions establishing additional setbacks and protections for residential properties, particularly the property bordered on three sides by the proposed development. The Board questioned whether the developer would prefer to table the request for one month to allow additional time to address the concerns or proceed with a recommendation and present revisions to the Board of Commissioners. Mr. Amir stated that the developer's preference was to proceed with a recommendation that included further evaluation of the buffering and site design concerns prior to the Board of Commissioners meeting. Mr. Amir indicated that the development team would review the neighboring properties, identify opportunities for additional separation and privacy, and report its findings to the Board of Commissioners.

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

Chairman Jason Hamby encouraged the developer to work with the surrounding property owners to develop a more context-sensitive site plan that addresses the concerns raised during the public hearing. He requested that the developer consider potential modifications to the proposed development prior to appearing before the Board of Commissioners the following month.

Planning Update:

There were none.

There being no further business to discuss, the meeting was adjourned at 7:00p.m.

Jason Hamby, Chairman — Date: Nov 17, 2026

Attest: Cathi Coggin — Date: 11/17/26