July 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 Vice Chairman Neil Hornsey

John Maloney gave the invocation.

The Pledge of Allegiance was led by Vice Chairman Neil Hornsey.

Members present: 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)

Vice Chairman Neil Hornsey requested a motion to approve the minutes from the June 16, 2026 minutes as prepared. Motion passed by a vote of 3-0. (Maloney/Sanvi)

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

Vice Chairman Neil Hornsey 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 26-37: Davis Engineering has submitted an application requesting a variance from the Dawson County Land Development Code, Article III, Chapter 121 67(3)(c)2, which requires a minimum side setback of ten (10) feet. The applicant is requesting a reduction of three (3) feet to allow a minimum side setback of seven (7) feet for the construction of a residential addition. As part of the project, the shared property line between 65 Lake Terrace Drive and 69 Lake Terrace Drive will be reconfigured. Upon completion of the property line adjustment, both residences will be located no closer than seven (7) feet from the revised side property line. The subject properties are zoned VCR (Vacation Cottage Restricted) and are located at 65 Lake Terrace Drive, Dawsonville, Georgia 30534 (Parcel No. L10 069) and 69 Lake Terrace Drive, Dawsonville, Georgia 30534 (Parcel No. L10 070).

Vice Chairman Neil Hornsey asked if there was anyone present to speak on behalf of the application. Jim Stephenson at 65 Lake Terrace Drive, Dawsonville, GA 30534. The applicant stated that he and his wife have lived in Dawsonville for approximately six and a half years. He explained that they are proposing to remove the existing metal carport and construct an attached garage with an additional living space behind it, designed to match the existing home. The applicant stated that the hardship is the small size and

configuration of the lot, which limits where the addition can be placed. He noted that adjacent property owners support the request and have submitted letters of support. The applicant also stated that Davis Engineering assisted with the proposal due to the lot's size and configuration.

Vice Chairman Neil Hornsey asked if there was anyone to speak in favor of the application. Payton Anderson at 24 Dawson Village Way S., Dawsonville, GA 30534. He stated that the request was revised to meet the seven-foot minimum setback through a property line adjustment with the neighboring property owners. He noted that the adjustment will place the existing improvements entirely on the applicant's property and that letters of support and photos were provided.

Vice Chairman Neil Hornsey asked if there was anyone to speak in opposition of the application.
Vice Chairman Neil Hornsey closed the public hearing for Board discussion.
Motion to recommend approval to the Board of Commissioners was passed. Motion was passed 3-0 (Hornsey/Townley)

There being no further business to discuss, the meeting was adjourned at 6:07p.m.

Jason Hamby, Chairman — Date: 8-18-26

Attest: — Date: 8-18-26