November 18th, 2025
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 Homsey, District 4 Vice Chairman; and Steve Sanvi, District 5.

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

Chairman Jason Hamby requested a motion to approve the minutes from the October 21st, 2025 minutes as prepared. Motion passed by a vote of 4-0. (Maloney/Hornsey)

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

Chairman Jason Hamby announced the requirement that a *statement of disclosure of campaign contributions* of $250 or more must be completed by anyone who wishes to speak in favor or opposition to any application.

New Business:

VA 25-21: Doug Sherrill with Land Development Professionals has submitted an application requesting relief from the requirements of the Dawson County Land Development Code, Article III, Chapter 121-67 (3)(c). The request seeks a reduction of eight (8) feet from the required 15-foot side setback, allowing for a setback of no less than seven (7) feet from both side property lines to accommodate the construction of a new single-family residence. The subject property is located at 50 View Point Drive, Dawsonville, GA 30534 (Parcel Number: L10 089) and is zoned VCR (Vacation Cottage Restricted).

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Doug Sherrill with Land Development Professionals, 131 Prominence Court, Dawsonville, GA 30534. Mr. Sherill explained that this property is within an established subdivision where homes are modest in size and fairly close in proximity. There was a former structure, a house and an attached garage that sat approximately 3 feet from the current property line. Mr. Sherrill explains that those structures have been demolished and the lot is now prepared for the construction of a new residential home. Mr. Sherrill explains that the specific hardship with this case was the existing septic system. That the front part of property is dedicated to nothing but the septic system and septic tank. Mr. Sherrill provided a site plan showing the adjustments of the proposed residence to be as far off of the east side property line as possible. The existing home on the lot east of this parcel is just a couple of feet off of the property line. The lot to the west of this property is significantly away from the adjoining property line. Mr. Sherrill explain that the property owner has roughly

12 to 14 accommodation letters from surrounding neighbors who agree with this submittal. Mr. Sherrill explains that this is not an ideal ask to a normal subdivision but this is cohesive with the current layout of this existing neighborhood. Mr. Sherrill explained he would be opened to any question the board my have for him.

Chairman Jason Hamby stated you are referring to the existing septic yet the septic tank is to be replaced?

Mr. Sherill stated yes, it is. That is correct, that when the old home was demolished, the old tank was crushed.

Chairman Jason Hamby asked about the fill lines and if they were, okay?

Mr. Sherill then stated that they were fine and in good shape.

Chairman Jason Hamby asked if there were any questions for the applicant?

Neil Hornsey asked if site plan that was provided was a little different than what was provided in the application.

Mr. Sherrill stated yes, to clarify he had drawn to a box for the architect and said don't go beyond this box. The architect worked within the confines of the box. So, what is shown now is the actual foot print that would be permitted.

Neil Horney the asked do you know the actual distance on the west side property line. The distance from the house to the property line?

Mr. Sherill Explained it is 8 to 8 ½ feet.

Neil Hornsey then asked why are you asking for the 7-foot reduction instead of the 8 ½ and 9.1 feet.

Mr. Sherrill then explains he is trying to accommodate for sophist.

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

Cathy Cox, 21 Lake Terrace Dr., Dawsonville, GA 30534. Explains that she is there to speak on behalf of the applicant's character. She shared personal information; however, no statements related to the variance criteria were presented.

Chairman Jason Hamby asked if there was anyone to speak in opposition of the application. Jim King, 416 Overlook Circle, Dawsonville, GA 30534. Mr. King explained he was here to speak on behalf of the neighbors of this lot Mr. and Mrs. Pret., Mr. king explained that the preexisting home was a none conforming structure when it came to the setbacks. He also explained the preexisting structure was a one store home with a small garage and it was very unimposing and the new structure is much taller and obtrusive. Mr. King explain that variances are for hardship cases and that this certain case is not based off of a hardship but based off a want.

Chairman Jason Hamby asked if there was anyone to speak in opposition of the application. Christopher Pret, 60 view point dr., Dawsonville, GA 305534. Mr. Pret explained that this variance is not based off of a hardship but because of a want. Mr. Pret also explained that having homes that close together will hinder the resale value of his home.

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

86 View Point Dr., Dawsonville, GA 30534. Mr. Morrow explained that he just built a new home with in the subdivision and they experienced the same challenges as the applicant. His worry is setting new precedence for the side setbacks, not so much the front setbacks. Mr. Morrow experience was to shrink and redesign his home, so he states that it can be done.

Chairman Jason Hamby closed the public hearing for Board discussion.
Neil Hornsey then stated he had an additional question for Mr. Sherrill. He then asked if the box drawn on the south west corner of the lot was a deck?
Mr. Sherrill then explained it was a deck and the area in front of that is a breezeway. That it is not living area.
Neil Hornsey then stated he could understand bring in the deck/breezeway in to compliance.
Mr. Sherrill then stated anything is possible, he explained he had met with Mr. Pret and have made many accommodations when it came to the design of the site. He also stated there is no way to move the septic system as required by the state regulations.
Chairman Jason Hamby asked for a motion.
Motion to approve the request was passed 3-0 (Maloney/Sanvi).

VA 25-22: Randy Ingram has submitted an application requesting relief from the requirements of the Dawson County Land Development Code, Article III, Chapter 121-67 (3)(d). The applicant is seeking a reduction of five (5) feet from the required 10-foot side setback, allowing for a setback of no less than five (5) feet from the true north side property line to accommodate the construction of a new garage (accessory structure). The subject property is located at 240 Lake Circle, Dawsonville, GA 30534 (Parcel Number: L21 054) and is zoned VCR (Vacation Cottage Restricted).

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Randy Ingram, 240 Lake Circle, Dawsonville, GA 30534. Mr. Ingram explains that he is requesting the variance because of the shape of his lot. It is in the shape of a pie piece, he stated that with the shape of his lot without the variance the new garage would be located in front of his home. Mr. Ingram also explained that allowing for the variance would keep the aesthetic of the rest of his neighborhood. He also explained that he has spoken with the property owner that shares this property line and he did not oppose the variance.

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.

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

Updates By Community Development:

Draft Zoning District: Age-Restricted Residential Development (AARD) County staff received from Jim King 10/31/2025.

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the draft. Mr. King provided a general explanation of the Age-Restricted Residential Development concept, stating that the community would be limited to residents 55 and older and designed to meet the needs of older adults. The applicant stated that the development would have minimal impact on schools and outlined expected amenities.

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

Jason Hamby, Chairman — Date: Dec 16, 2025

Attest: — Date: Dec 16, 2025