March 17, 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 February 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. (Hornsey/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:

VA 26-30: Christopher Licciardi has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article IX, Chapter 129-223(2)(b) and (c), which limit sign face area to a maximum of forty-eight (48) square feet per side and a maximum height of ten (10) feet. The applicant is requesting a variance to allow a sign face area of up to eighty (80) square feet and a maximum height of fifteen (15) feet. This request is for the construction of a new BP gas station monument sign. The subject property is zoned C-HB (Commercial Highway Business) and is located at 35 Lumpkin Campground Road N, Dawsonville, GA 30534 (Parcel No. 113-037)

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Caleb Licciardi, 1020 Green Street Circle, Gainesville, GA. Mr. Licciardi explained that the reason for the variance request is because the business owner feels as though the business cannot compete competitively with the Circle K located down the road. That having a sign built to the standards of the ordinance would be a disadvantage compared to the nearby competitors. He also stated that the new sign would still be smaller

than other gas stations in the area. Mr. Licciardi as explained that the location of the sign is about 30 feet of the side of the road.

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.

Jane Graves, 224 Park Cove Road, Dawsonville, GA. Mrs. Graves concerns we the safety issue given all of the traffic in the area it would be unsafe to permit a sign that large, she also notes that a variance is an request due to hardship and she sees that this ask is due to a self-imposed hardship due to the owner choosing a sign that was larger than our code.

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

VA 26-31: William Goode has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article III, Chapter 121-67(3)(c)2, which requires a fifteen (15) foot side setback. The applicant is requesting a five (5) foot reduction to allow a side setback of no less than ten (10) feet from the side property line for the construction of an addition to his Page 2 of 2 home. The subject property is zoned VCR (Vacation Cottage Restricted) and is located at 700 Lula Garrett Road, Dawsonville, GA 30534 (Parcel No. L11-107)

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. William Goode, 700 Lula Garrett Road. Mr. Goode explained that the variance request was due to the need for more storage within his home, that he is currently renting multiple storage units. He explains that he as altered the site plan so he wouldn't encroach on the property line any further.

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. (Maloney/Sanvi)

SU 26-158: Laurie Verhoven with Sky Acres Farm has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article III, Chapter 121-74 Table 3.1 Horse Riding Stables (NAICS Code 713990) , which requires a Special Use for this type of business to be performed. The subject property is zoned RA (Residential Agriculture) and is located at 300 Bailey Waters Rd, Dawsonville, GA 30534 (Parcel Number: 066 007 001)

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Laurie Verhoven, 300 Bailey Waters Road. Mrs.Verhoven that the request for the special use is due to the expiration lapse in her business license. That the current business will only have two or three horses coming to the farm for training for about a month or two and then go back home. Mrs. Verhoven clarified that there would be no new structures for the business built and the only traffic coming in would be to pick up and drop off a horse.

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 recommend approval to the Board of Commissioners was passed. Motion passed by a vote of 3-0. (Maloney/Hornsey)

SU 26-159: Brittany Parker with Summit Ranch Equestrian Park has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article III, Chapter 121-74 Table 3.1 Horse Riding Stables (NAICS Code 713990), which requires a Special Use for this type of business to be performed. The subject property is zoned RA (Residential Agriculture) and is located at 222 Bailey Waters Rd Unit 100 & 110, Dawsonville, GA 30534 (Parcel Number: 066 007 & 066 007 002)

Chairman Jason Hamby asked if there was anyone to speak in favor of the application. Britany Parker, 222 Bailey Waters Road. Ms. Parker explained that they are requesting the special use to be illegible for a current county business license. The business is to board and train horses. She also explained that the Summit Ranch Equestrian Park was created January 2026. Ms. Parker clarified that there would be no new structures for the business built, but do intend to generate more cliental, that the park would max out at 37 horses.

Six additional residents from Dawson County and surrounding counties spoke in favor of the special use request. They stated that the establishment was more than just a business, but rather a family-like community, and expressed their hope that this atmosphere would be allowed to continue.

Chairman Jason Hamby asked if there was anyone to speak in opposition of the application. Laurie and Jay Verhoven spoke in opposition, citing concerns as neighboring property owners regarding potential increases in traffic, noise, and lighting associated with special events that may occur at the property.

Chairman Hamby asked Community Development Director Richard Osborn to clarify how often and how many special events could occur on the property. Mr. Osborn explained that any special event would require a special event license, which is separate from a special use request. He further stated that events with more than 100 attendees would require this license and that a maximum of 12 such events are permitted per year

Chairman Jason Hamby closed the public hearing for Board discussion.

Chairman Jason Hamby asked for a motion.

Motion to recommend approval to the Board of Commissioners was passed. Motion passed by a vote of 3-0. (Hornsey/Maloney)

There being no further business to discuss, the meeting was adjourned at 6:47p.m.

Jason Hamby, Chairman — Date: Apr. 21, 2026

Attest: — Date: 4-21-26