June 16, 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

Shelton Townley gave the invocation.

The Pledge of Allegiance was led by Chairman Jason Hamby.

Members present: Jason Hamby, District 1 Chairman; Shelton Townley, District 3; 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 May 19, 2026 minutes as prepared. Motion passed by a vote of 4-0. (Sanvi/Townley)

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

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:

ZA 26-16: Tyler Hester has submitted a request to the proper authorities for a Land Use Amendment to rezone approximately 5.13 surveyed acres from RSR (residential sub-rural) to RA (Rural Agriculture), to allow for an accessory building to be built before the principal building. The proposed rezoning is consistent with the Rural Living Future Land Use/Character Area Map. The subject property is located at 1693 Cowart Road, Dawsonville, GA 30534 (Parcel Number: 038 014).

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Tyler Hester at 1693 Cowart Road, Dawsonville, GA 30534 explained that him and his wife purchased the property approximately three to four months ago after selling their previous home in Dawsonville. They explained that they were drawn to the property because of its location and intended to establish a family homestead. Mr. Hester stated that their long-term plan is to construct a single-family residence within the next year. In the meantime, they requested the rezoning so they could construct a barn to store tractors and equipment while beginning improvements to the property. They explained that they hope to gradually develop the property into a small farm and teach their children to appreciate the land through farming and gardening. Mr. Hester also stated that they were unaware of the property's zoning restrictions at the time of

purchase and only discovered the issue when applying for a permit to construct the barn.

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.

Chairman Jason Hamby 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)

ZA 26-17: Amy Butler has submitted a request to the proper authorities for a Land Use Amendment to Rezone approximately 5 surveyed acres from RA (Rural Agriculture) to RRE (Residential Rural Estate) to allow for adjustment of property acreage to 3 surveyed acres. The proposed rezoning is consistent with the Rural Living Future Land Use/Character Area Map. The subject property is located at 1337 Amicalola Church Road, Dawsonville, GA 30534 (Parcel Number: 035 017 002)

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Amy Butler at 1337 Amicalola Church Road, Dawsonville, GA 30534 stated that approximately one year ago, following a divorce, her in-laws gifted her five acres of property to construct a home, which she has since done. Ms. Butler explained that her in-laws own the adjoining property and are now interested in selling a larger portion of their land. Ms. Butler stated that the intent is for her to convey two acres back to her in-laws, leaving her with a three-acre tract. She explained that, due to her existing mobile home, she understood that three acres was the minimum amount of land required to remain with the residence.
In response to questions from Chairman Hamby, Ms. Butler clarified that the requested tract would be the three-acre portion. She confirmed that she currently owns the full five acres and that the two-acre transfer back to her in-laws has not yet occurred because she believed the approval process needed to be completed first. Ms. Butler also explained that her in-laws intend to retain the surrounding property, combine the two acres back into their holdings, and sell approximately 10 acres located within the larger tract. She stated that her in-laws are in their 80s and are attempting to sell portions of their property.

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 was passed 3-0 (Hornsey/Townley)

ZA 26-18: Davis Engineering & Survey has submitted a request to the appropriate authorities to amend the Future Land Use/Character Area designation from Dawson to Crossroads Commercial, followed by a rezoning from RSRMM to C-CB. In addition, a Special Use Permit will be required to allow parking (outdoor storage) of operable vehicles, including cars, trucks, RVs, campers, boats, and similar uses. The subject property consists of approximately 6.689 surveyed acres The property is located at the corner of Valley Road and Highway 53 East, Dawsonville, Georgia 30534 (Parcel Number: 094 094).

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Tony King at 198 Valley Road, Dawsonville, GA 30534 explained that the property was originally purchased by his father several years ago as an investment property. He explained that his father has held the property while paying taxes and that, due to the continued growth and development occurring in the community, they believe there is an opportunity to utilize the property because of the additional housing within the county. Chairman Hamby asked when the property was purchased, and Mr. King stated that it was purchased more than 10 years ago. Chairman Hamby also confirmed that the applicant was aware the property is surrounded by residential uses and questioned whether the applicant had considered the anticipated costs associated with required improvements.

Chairman Jason Hamby asked if there was anyone to speak in favor of the application. Payton Anderson with Davis engineering at 24 Dawson Village Way, Dawsonville, GA 30534 spoke in favor of the application. Mr. Anderson addressed concerns regarding the surrounding residential properties and stated that the required buffer between the proposed development and adjacent residential properties is 25 feet. He explained that the applicant is proposing a 50-foot buffer to provide additional separation and screening for neighboring properties.
Mr. Anderson acknowledged the roadway improvement comments but stated that reconstructing the roadway would be a more reasonable improvement compared to larger-scale roadway expansions

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 was passed 3-0 (Hornsey/Townley)

J. COMMUNITY DEVELOPMENT UPDATES:

1. Land Use Growth Management Draft Code Changes Chapter 121- Presented by Community Development Director Richard Osborne.

There being no further business to discuss, the meeting was adjourned at 6:36p.m.

Neil H Vice — 7/21/26

~~Jason Hamby~~, Chairman — Date

Neil Hornsey — 7-21-26

Attest: — Date